E1/2 OF SW1/4 OF SE1/4, EX
PRCLS 1 & 2 DESC AS: COMM AT
SE COR OF SW1/4 OF SE1/4, RUN

HAWKINS TERRANCE L SR
726 SW CR 242A
LAKE CITY, FL 32025

2026

20-4S-17-08622-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

212 SW CHATMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	62,921
TOTAL MARKET VALUE	69,921
SOH/AGL Deduction	20,290
ASSESSED VALUE	49,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,631
TOTAL JUST VALUE	69,921
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,936

SALE:1:1: PERSONAL REP DEED $.70 STAMPS

LAND:1:1: PARTLY LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28206	M H	644	11/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/0540	6/08/2020	WD	Q	I	01	40,000
GRANTOR: MICHAEL D WARNER						
GRANTEE: TERRANCE L HAWKINS						
1069/2733	10/19/2005	WD	U	I	08	33,000
GRANTOR: NORMA & ZEPHRIN AUGUS						
GRANTEE: MICHAEL D WARNER						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	7.05	AC		1.00	1.00	0.85	10,500.00	8,925.00	62,921							

REVIEW DATE 03/23/2021 BY JB Total Acres: 7.05 Total Land Value: 62,921 Market: 0 Agricultural: 0 Common: 62,921 PRINTED 06/09/2026 BY SYS