

COMM 1426.38 FT W OF NE COR, RUN  
906.31 FT, S 392.01 FT FOR POB,  
N R/W SR-242, E ALONG SAID RD 22

LEGACY MANAGEMENT, LLC  
331 NW KENSINGTON LN  
LAKE CITY, FL 32055

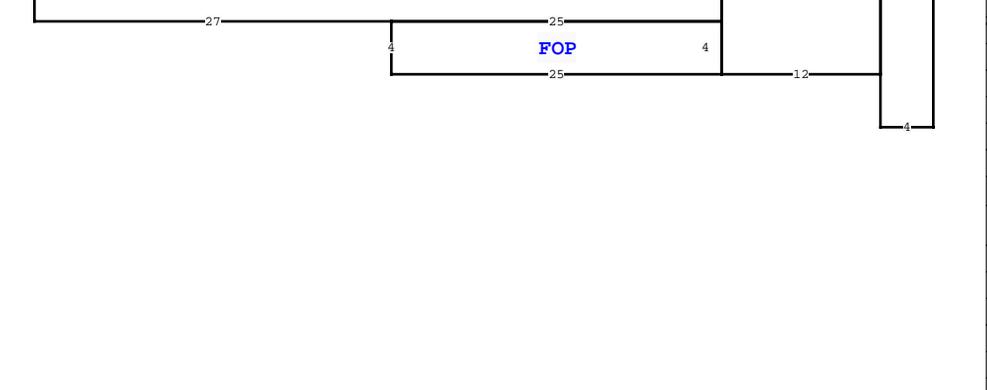
2026

25-4S-16-03152-016



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,730	111.3280	124.69	215,714	1979	1979	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	21,397
BAS	1,352	100		1,352	109,578
FOP	100	30		30	2,432
FOP	104	30		31	2,512
FST	96	55		53	4,296
<b>TOTALS</b>	<b>1,916</b>			<b>1,730</b>	<b>140,214</b>

L N	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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1979	1979	3	100	200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
4	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSPMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

TOTAL OB/XF																						
1,200																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,214	
TOTAL MARKET OB/XF VALUE		1,200	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		154,414	
SOH/AGL Deduction		0	
ASSESSED VALUE		154,414	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,414	
TOTAL JUST VALUE		154,414	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		154,414	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051871	Roof Replacement	12,000	12/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1563	10/31/2024	PR	U	I	19	100,000

GRANTOR: WILKINSON ELIZABETH M  
GRANTEE: LEGACY MANAGEMENT,  
1524/1012 9/23/2024 QC U I 11 100  
GRANTOR: WILKINSON-COOPER PROD  
GRANTEE: WILKINSON ELIZABETH

BUILDING NOTES	

BUILDING DIMENSIONS	
FST= W12 BAS= W52 S26 E27 FOP= S4 E25 N4 W25\$ E25 N26\$ S8 BAS= S22 E12 N22 W12\$ E12 FOP= S26 E4 N26 W4 \$ N8\$.	