

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

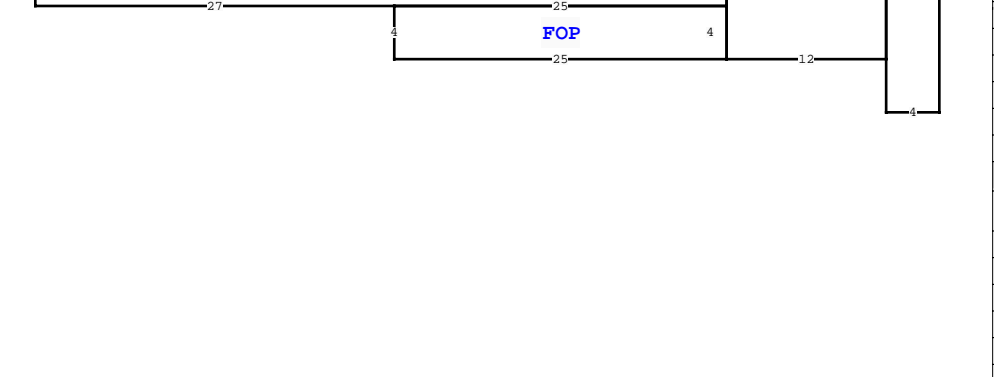
2026

25-4S-16-03152-016



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								



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
TOTALS	1,916			1,730	140,214

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
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			
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

EXTRA FEATURES																	
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	

LAND DESCRIPTION												TOTAL OB/XF												
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							

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\$.	