AKA LOT 21 HAWKS RIDGE ACRES
UNREC: BEG SW COR OF NE1/4 OF
NW1/4, RUN N 1319.10 FT TO

TOOKER WAYNE L/TOOKER LISA G
240 SE LADUKE CT
LAKE CITY, FL 32024

2027

35-6S-17-09859-821

BUILDING CHARACTERISTICS

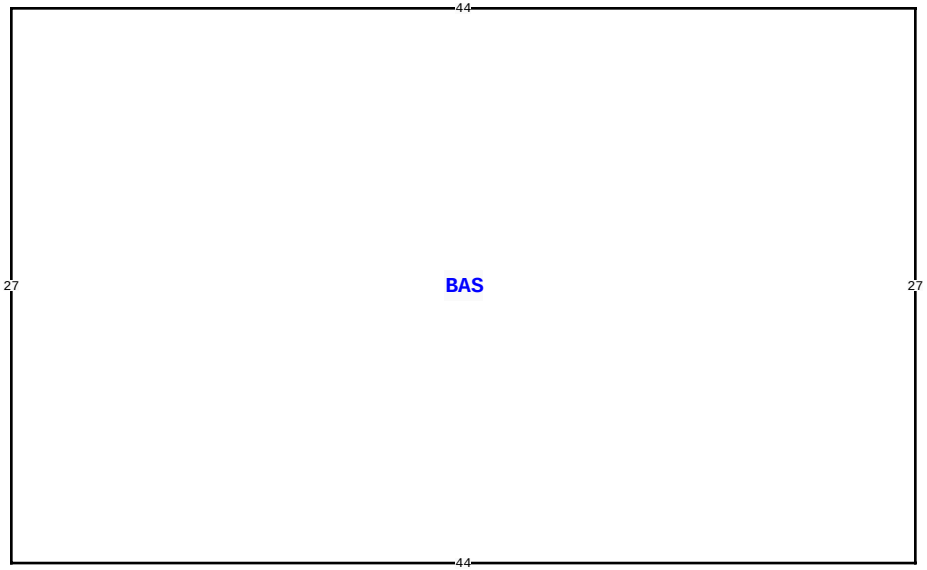
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35617.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,215
TOTALS	1,188			1,188	69,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	113.9000	105.93	125,845	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1188 HX Base Yr 2022



240 SE LADUKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,215
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		32,694
TOTAL MARKET VALUE		110,909
SOH/AGL Deduction		25,523
ASSESSED VALUE		85,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,975
TOTAL JUST VALUE		110,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24241	M H	464	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/2644	10/10/2001	WD	Q	V		19,500

GRANTOR: SUWANNEE INVESTMENT C

GRANTEE: WAYNE & LISA TOOKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	6.53	AC		1.00	1.00	0.80	6,000.00	4,800.00	31,344							
2	9630	C	SWAMP	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	270.00	270.00	1,350							

REVIEW DATE 10/26/2017 BY DF Total Acres: 11.53 Total Land Value: 32,694 Market: 0 Agricultural: 0 Common: 32,694 PRINTED 11/16/2026 BY SYS