

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

2025

25-4S-16-03152-016



BUILDING CHARACTERISTICS		
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
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	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100	264	20,058
BAS	1,352	100	1,352	102,723
FOP	100	30	30	2,280
FOP	104	30	31	2,356
FST	96	55	53	4,027
TOTALS	1,916		1,730	131,443

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSFMH	0.00	0.00	1.00

REVIEW DATE 06/25/2019 BY KR

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	116.89	202,220	1979	1979	0	0	0 35.00	65.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1616											
HX Base Yr											

717 SW COUNTY ROAD 242 , LAKE CITY									
TOTAL OB/XF 1,200									

TOTAL OB/XF															1,200	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL					
*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00						

Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					131,443				
TOTAL MARKET OB/XF VALUE					1,200				
TOTAL LAND VALUE - MARKET					13,000				
TOTAL MARKET VALUE					145,643				
SOH/AGL Deduction					0				
ASSESSED VALUE					145,643				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					145,643				
TOTAL JUST VALUE					145,643				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					145,643				

SALE:1:1: 1 ACRE WITH IMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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\$.									

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