COMM NE COR OF SE1/4 OF SE1/4, R
FOR POB, CONT W 316.44 FT, S 645
FT, N 645.51 FT TO POB. (W PORTI

LEGICY INVESTMENTS LLC
385 NW ASH DR
LAKE CITY, FL 32055

2026

01-3S-15-00134-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

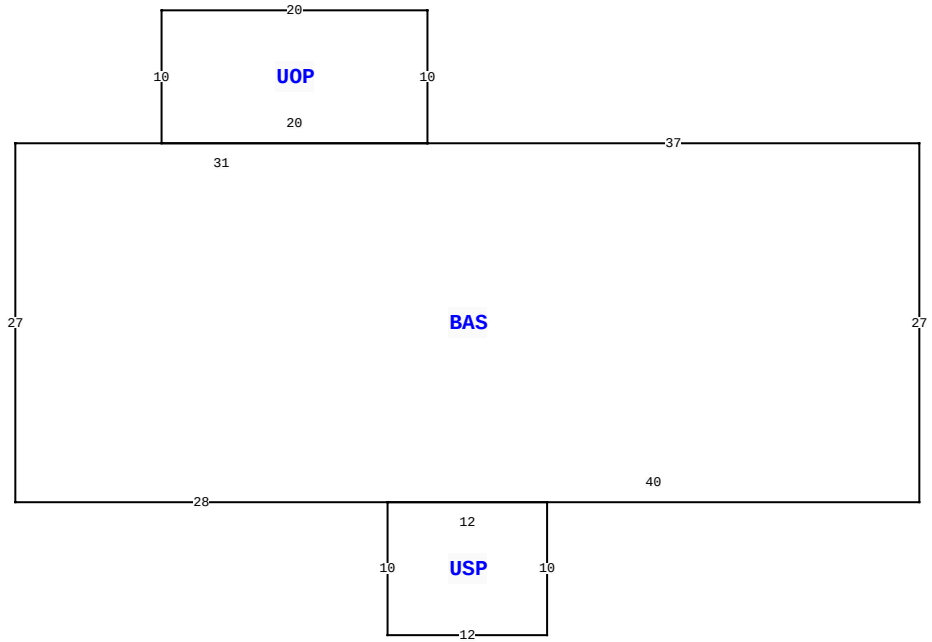
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	20,427
UOP	200	25		50	556
USP	120	35		42	467
TOTALS	2,156			1,928	21,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,928	92.7200	55.63	107,255	1985	1985	0	0	25	60.00	20.00

1 MOBILE HME 100% - 1997 Heated Area: 1836 HX Base Yr 1997



1685 NW OGDEN LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,451
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		51,480
TOTAL MARKET VALUE		85,531
SOH/AGL Deduction		19,359
ASSESSED VALUE		66,172
TOTAL EXEMPTION VALUE	HX HB	41,172
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		85,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,531

SALE:2:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1335	9/26/2025	WD	Q	I	01	72,000
GRANTOR: MIZE SHARON B						
GRANTEE: LEGICY INVESTMENTS						
0817/1001	2/12/1996	WD	Q	V		14,000
GRANTOR: HORACE J & LINDA JOHN						
GRANTEE: RONALD & SHARON MIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N10 W20 S10 E20$ W31 S27 E28 USP= S10 E12 N10 W12$ E40 N27$.

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	1985	1985	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.68	AC		1.00	1.00	1.00	11,000.00	11,000.00	51,480							

REVIEW DATE 01/11/2023 BY KS Total Acres: 4.68 Total Land Value: 51,480 Market: 0 Agricultural: 0 Common: 51,480 PRINTED 10/03/2025 BY SYS