COMM NW COR OF S3/4 OF SE1/4 OF
RUN S 208.73 FT, E 3.43 FT TO E
FOR POB, CONT E 180.5 FT, S 35 D

LEGREE IDA M
1006 SHALLOWFORD ST
ALTAMONTE SPRINGS, FL 32701

2026

11-7S-16-04178-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

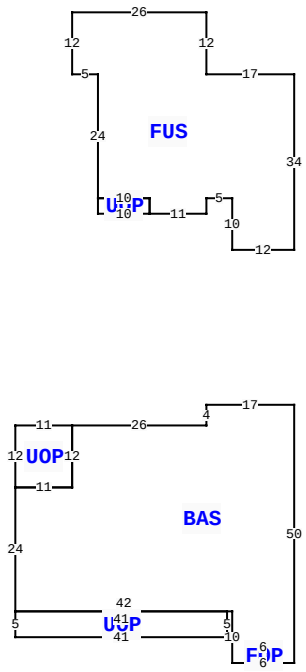
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	97,344
FOP	18	30		5	246
FUS	1,377	100		1,377	67,630
UOP	30	20		6	294
UOP	132	20		26	1,277
UOP	205	20		41	2,014
TOTALS	3,744			3,437	168,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,437	67.4659	75.56	259,700	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 3359 HX Base Yr 1996



4803 SW US HIGHWAY 27 , FORT WHITE

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		168,805
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		183,505
SOH/AGL Deduction		78,784
ASSESSED VALUE		104,721
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		3,999
TOTAL JUST VALUE		183,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/1394	4/20/2023	LE	U	I	14	100
GRANTOR: LEGREE IDA MAE						
GRANTEE: LEGREE IDA MAE (ENH						
1207/2626	12/16/2010	WD	U	I	11	100
GRANTOR: RONALD T LEGREE						
GRANTEE: IDA MAE LEGREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S4 W26 UOP= W11 S12 E11 N12$ S12 W11 S24 UOP= S5 E41 N5 W41$ E42 S10 E3 FOP= E6 N3 W6 S3$ N3 E6 S3 E3 N50$ PTR=N30 FUS= N34 W17 N12 W26 S12 E5 S24 UOP= S3 E10 N3 W10$ E10 S3 E11 N3 E5 S10 E12$ S30$.

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	2015	2015	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0100	C	SFR	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	14,000.00	21,000.00	10,500							

REVIEW DATE 06/30/2015 BY DF Total Acres: 0.50 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/08/2025 BY SYS