

THE W 131.59 FT OF W1/2 OF
SW1/4 OF NW1/4 OF SW1/4.

DUMAS JAMES MICHAEL/CHACO JULIA SAN AGUSTIN
862 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03031-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1																																						
Exterior Wall	31	VINYL SID 100	0201	02	1,796	115.9000	108.95	195,674	2013	2013	0	0	0	26.00	74.00	VALUATION SUMMARY																																						
Roof Structur	03	GABLE/HIP 100	2 MANUF 1 100% - 2013													Heated Area: 1736													HX Base Yr 2013																									
Roof Cover	12	MODULAR MT 100	56 31 43 13 20 12 20 BAS UOP																										VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100																											Tax Group: 3													Tax Dist:												
Interior Floo	14	CARPET 90																											BUILDING MARKET VALUE													144,799												
Interior Floo	08	SHT VINYL 10																											TOTAL MARKET OB/XF VALUE													11,100												
Air Condition	03	CENTRAL 100																											TOTAL LAND VALUE - MARKET													23,000												
Heating Type	04	AIR DUCTED 100																											TOTAL MARKET VALUE													178,899												
Bedrooms		3 100																											SOH/AGL Deduction													76,814												
Bathrooms		2 100																											ASSESSED VALUE													102,085												
Stories	1.	1. 100																											TOTAL EXEMPTION VALUE													HX HB WX SX 102,085												
Architectual	01	CONV 100																											BASE TAXABLE VALUE													0												
Units		0 100	TOTAL JUST VALUE													178,899																																						
Condition Adj	03	03 100	NCON VALUE													0																																						
Kitchen Adjus	01	01 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 182,812																																						
Quality			05	05	BLDG:1:1: 24 X 65 '73 MONT SER #10400 L 10400 R																																																	
DOR CODE			0200		MOBILE HOME																																																	
MAP NUM							MKT AREA								06																																							
NEIGHBORHOOD/LOC			16416.010				1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																	
BAS	1,736	100		1,736	139,961																																																	
UOP	240	25		60	4,837																																																	
TOTALS			1,976		1,796	144,799	BLD DATE										LGL DATE																																					
EXTRA FEATURES			862 SW LEGION DR, LAKE CITY										XF DATE										LAND DATE																															
													INC DATE										AG DATE																															
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																																						
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000																																						
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000																																					
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300																																						
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800																																						
LAND DESCRIPTION			TOTAL OB/XF										11,100																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000																																					
REVIEW DATE 02/10/2025 BY jerry Total Acres: 2.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/07/2025 BY SYS																																																						