COMM AT NW COR OF NW1/4 OF NE1/4
317.85 FT TO POB, RUN E 137.71 F
TO N R/W OF LEGION LN, W 137.71

FINCH RUSSELL PETER/OQUENDO KATHRYN LOUISE
591 SW LEGION DR
LAKE CITY, FL 32024

2025

16-4S-16-03032-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

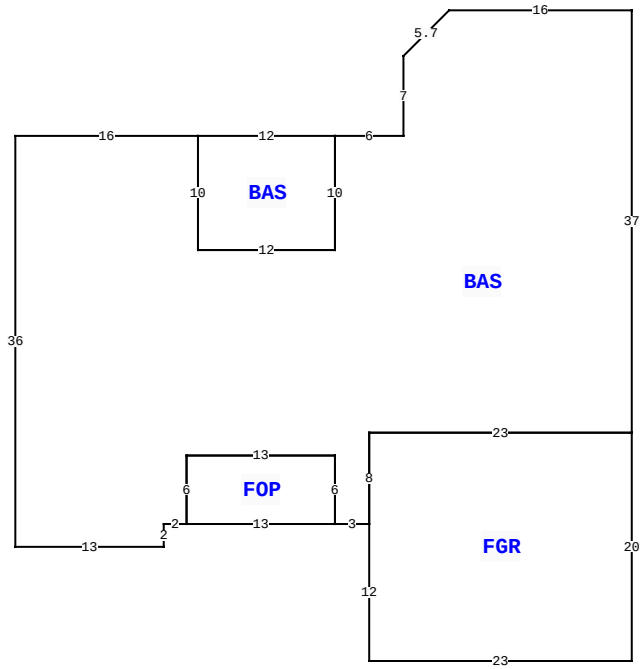
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	120	100		120	13,158
BAS	1,692	100		1,692	185,532
FGR	460	55		253	27,742
FOP	78	30		23	2,522
TOTALS	2,350			2,088	228,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	123.9282	138.80	289,814	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2022 Heated Area: 1812 HX Base Yr



591 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	228,953
TOTAL MARKET OB/XF VALUE	3,152
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	245,605
SOH/AGL Deduction	0
ASSESSED VALUE	245,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,605
TOTAL JUST VALUE	245,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043545	Roof Replacement	10,360	01/18/2022
21949	SFR	478	06/09/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/2772	9/16/2021	WD	Q	I	01	269,000
GRANTOR: DARST EMERSON L						
GRANTEE: FINCH RUSSELL PETER						
1025/152	9/01/2004	WD	U	I	11	100
GRANTOR: WEST BRANDY NICOLE						
GRANTEE: DARST EMERSON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 D4 L4 S7 W6 BAS= W12 S10 E12 N10$ S10 W12 N10 W16 S36 E13 N2 E2 FOP= E13 N6 W13 S6$ N6 E13 S6 E3 FGR= S12 E23 N20 W23 S8$ N8 E23 N37$.

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	0166	CONC,PAVMT	0	0	0	0	736.00	UT	2.00	2.00	100	2004	2004	3	100	1,472	
2	0296	SHED METAL	0	0	10	14	140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 3,152

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,500.00	13,500.00	13,500							

REVIEW DATE 07/24/2024 BY KS Total Acres: 1.00 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 05/16/2025 BY SYS