COMM NW COR OF SW1/4, RUN E 335.
FOR POB, CONT S 194.84 FT TO N R
E ALONG R/W 335.35 FT TO W R/W H

BENNETT RACHEL
753 SW LEGION DRIVE
LAKE CITY, FL 32024

2026

16-4S-16-03041-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

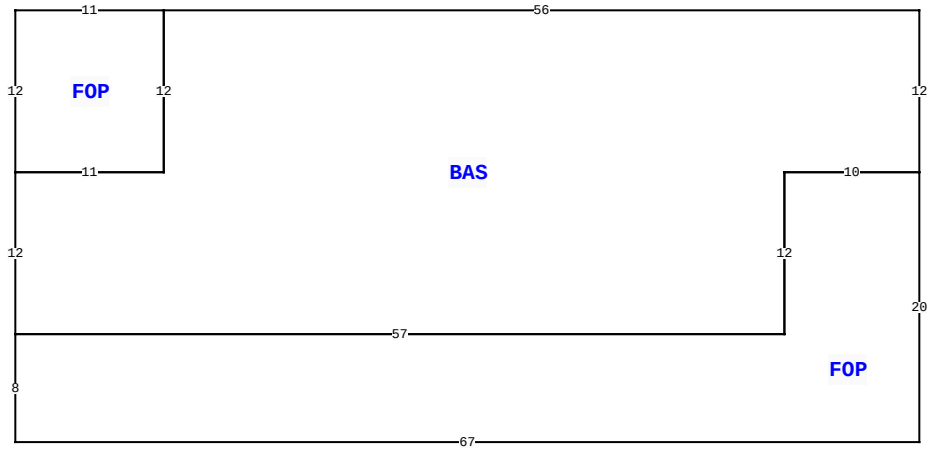
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,356	100		1,356	31,720
FOP	132	35		46	1,076
FOP	656	35		230	5,380
TOTALS	2,144			1,632	38,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,632	97.4700	58.48	95,439	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1356 HX Base Yr 2002



753 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		38,176
TOTAL MARKET OB/XF VALUE		7,720
TOTAL LAND VALUE - MARKET		17,250
TOTAL MARKET VALUE		63,146
SOH/AGL Deduction		28,713
ASSESSED VALUE		34,433
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,433
TOTAL JUST VALUE		63,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,146

SALE:1:1: 1.50 ACRES - A GIFT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1676	6/13/2025	WD	U	I	11	100
GRANTOR: WATERS TANYA BENNETT						
GRANTEE: BENNETT RACHEL						
0922/2553	3/19/2001	WD	Q	I		32,500
GRANTOR: LAWANDA EARLS						
GRANTEE: TANYA BENNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FOP= W11 S12 E11 N12$ S12 W11 S12 FOP= S8 E67 N20 W10 S12 W57$ E57 N12 E10 N12$.

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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	75	1993	1993	3	75	720	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,720

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	0200	C	MBL HM	100		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	11,500.00	11,500.00	17,250							

REVIEW DATE 07/09/2024 BY KS Total Acres: 1.50 Total Land Value: 17,250 Market: 0 Agricultural: 0 Common: 17,250 PRINTED 11/18/2025 BY SYS