

GUANCHE JUAN CARLOS
197 SW LEGION DR
LAKE CITY, FL 32024

16-4S-16-03041-031

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 50

Interior Floo15HARDTILE 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms

Bathrooms

Frame02WOOD FRAME 100

Stories1.5

Architectual051.5 100
CONV 100
0 100

Quality0606

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC16416.0101.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS2,5621002,562289,068

FGR6445535439,941

FOP4083012213,765

FOP4473013415,119

FUS1,0351001,035116,778

SFB25680202120523,130

TOTALS5,3524,412497,801

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10180FPLC 1STRY0100001.00UT2,000.002,000.001002009200931002,000

20166CONC,PAVMT0100001,320.00UT3.003.001002009200931003,960

30296SHED METAL01001616256.00UT20.0020.001000031005,120

40070CARPORT UF0100001.00UT0.000.00100201420143100300

50070CARPORT UF01002440960.00UT4.004.001002020202031003,840

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNITYPEDPTH FACT% CONDTOT ADJUNIT PRICERADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRSFR100000.000.004.20AC1.001.001.0010,000.0010,000.0042,000

REVIEW DATE07/19/2024BYKSTotal Acres: 4.20Total Land Value: 42,000Market: 0Agricultural: 0Common: 42,000PRINTED 10/02/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCTNORM% COND

0100014,412119.9244134.32592,620200920090016.0084.00

1 SINGLE FAM100% - 2025Heated Area: 3853HX Base Yr 2025

FUS

FOP

FGR

FOP

SFB 2021

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/10/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE497,801

TOTAL MARKET OB/XF VALUE15,220

TOTAL LAND VALUE - MARKET42,000

TOTAL MARKET VALUE555,021

SOH/AGL Deduction326,521

ASSESSED VALUE228,500

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE177,778

TOTAL JUST VALUE555,021

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE560,947

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1512/11744/12/2024WDQI01575,000

GRANTOR:SESSIONS BARRY F

GRANTEE:GUANCHE JUAN CARLOS

1028/068910/15/2004WDQI42,000

GRANTOR:ELAINE TOLAR

GRANTEE:BARRY F & PAIGE SES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S6 W9 D3L3 S1 W37 S35 E10 E6 S2 E13 N2 E8 S2 E13 N2 E6 N26 E19 N4 E5 N15 \$
FUS=[ORIG=0,-30] N27 W23 N3 W6 S8 W12 S19 E6 N2 E6 S8 E6 N3 E23 \$
FGR=[ORIG=-24,45] E24 N30 W5 S4 W19 S26 \$
FOP=[ORIG=-31,0] W49 S10 E37 N1 U3R3 E9 N6 \$
FOP=[ORIG=-70,45] S10 E46 N10 W6 S2 W13 N2 W8 S2 W13 N2 W6 \$
SFB=[YR=2021;ORIG=-95,11] W16 S16 E16 N16 \$
PTR=[ORIG=0,0] N30 S30 \$