BEG SE COR OF E1/2 OF SE1/4 OF N
ALONG E LINE 313.93 FT, W 335.57
FT, E 335.61 FT TO POB & A PARCE

RICHTER ROBERT W
644 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

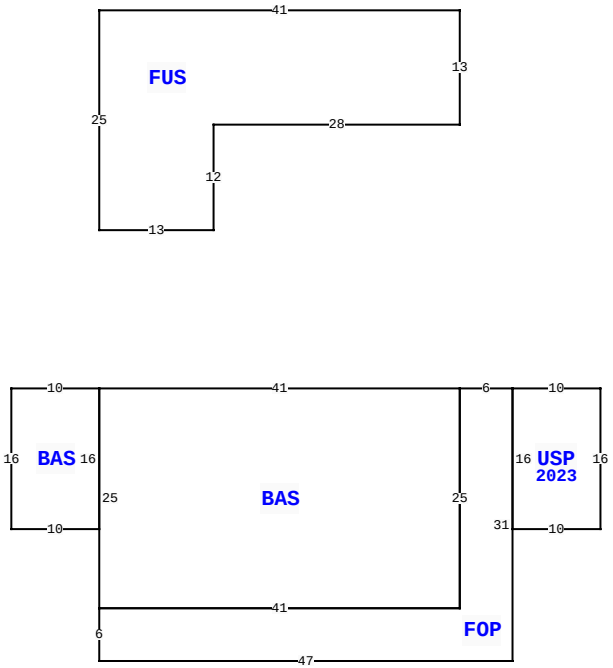
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	160	100		160	21,494
BAS	1,025	100		1,025	137,697
FOP	432	30		130	17,464
FUS	689	100		689	92,560
USP	160	35	2023	56	7,523
TOTALS	2,466			2,060	276,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,060	148.0768	165.85	341,651	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 1874 HX Base Yr 2023



644 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		276,737
TOTAL MARKET OB/XF VALUE		3,410
TOTAL LAND VALUE - MARKET		28,600
TOTAL MARKET VALUE		308,747
SOH/AGL Deduction		8,961
ASSESSED VALUE		299,786
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		244,064
TOTAL JUST VALUE		308,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043534	Roof Replacement	14,155	01/13/2022
23252	SFR	481	06/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/741	10/28/2022	WD	Q	I	01	419,000
GRANTOR: BRAENDEL JAMES J & KA						
GRANTEE: RICHTER ROBERT W						
1422/1821	10/23/2020	WD	Q	I	01	229,000
GRANTOR: RANDY C E SWEENY						
GRANTEE: JAMES J & KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S25 E41 N25 $
FUS=[ORIG=0,-30] N13 W41 S25 E13 N12 E28 $
FOP=[ORIG=-41,25] S6 E47 N31 W6 S25 W41 $
BAS=[ORIG=-41,0] W10 S16 E10 N16 $
USP=[YR=2023;ORIG=6,0] E10 S16 W10 N16 $
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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	0294	SHED WOOD/	0	100	0	0	240.00	UT	14.00	14.00	100	2006	2006	3	100	3,360	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 3,410

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		00	0.00	0.00	2.86	AC		1.00	1.00	1.00	10,000.00	10,000.00	28,600							

REVIEW DATE 07/10/2024 BY KS Total Acres: 2.86 Total Land Value: 28,600 Market: 0 Agricultural: 0 Common: 28,600 PRINTED 11/17/2025 BY SYS