BEG AT NE COR OF NW1/4 OF NE1/4
137.49 FT, S 632.88 FT, E 138.61
FT TO POB.

HURST BRANDON WESLEY/HURST LOVISA EMINE
493 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-036

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

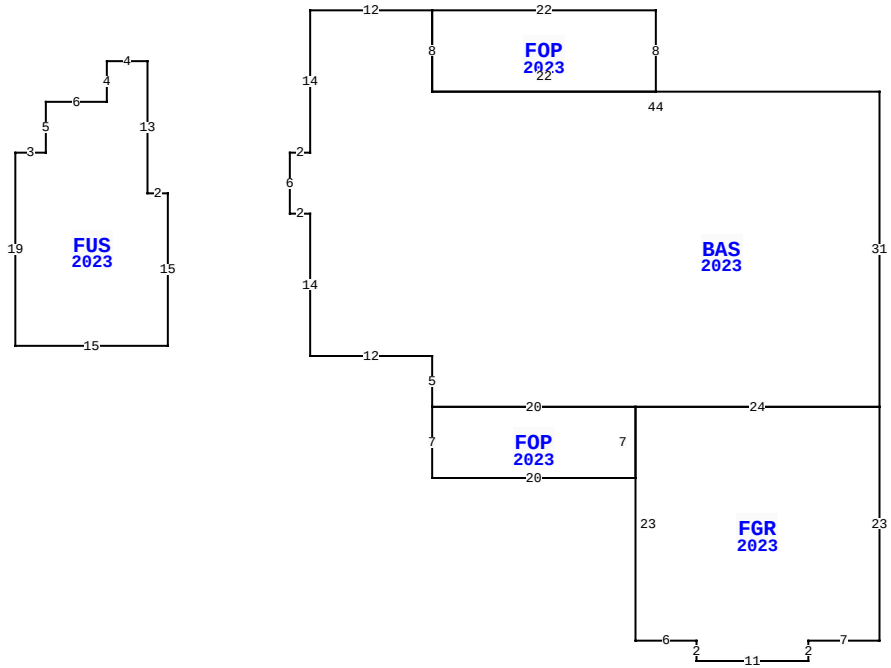
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,784	100	2023	1,784	252,286
FGR	574	55	2023	316	44,688
FOP	140	30	2023	42	5,939
FOP	176	30	2023	53	7,495
FUS	343	100	2023	343	48,506
TOTALS	3,017			2,538	358,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,538	130.1685	145.79	370,015	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2127 HX Base Yr 2023



493 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		358,915
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		376,115
SOH/AGL Deduction		11,119
ASSESSED VALUE		364,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		314,274
TOTAL JUST VALUE		376,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053996	Swimming Pool and	60,000	09/08/2025
000041995	New Residential C	200,000	05/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/694	11/30/2022	WD	Q	V	01	489,900
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: HURST BRANDON WESLE						
1480/1256	11/30/2022	WD	U	V	11	100
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: HURST BRANDON WESLE						

BUILDING NOTES

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	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,20] W44 N8 W12 S14 W2 S6 E2 S14 E12 S5 E20 E24 N31 $
FGR=[YR=2023;ORIG=80,51] W24 S23 E6 S2 E11 N2 E7 N23 $
FOP=[YR=2023;ORIG=36,12] E22 S8 W22 N8 $
FOP=[YR=2023;ORIG=36,51] E20 S7 W20 N7 $
FUS=[YR=2023;ORIG=10,30] W2 N13 W4 S4 W6 S5 W3 S19 E15 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

REVIEW DATE 07/23/2024 BY KS Total Acres: 2.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/17/2025 BY SYS