LOT 1 SOUTH POINTE S/D.
986-2691, WD 1039-2144, WD 1080-

MARQUES MARIA G/ACOSTA-NARRA SANDRA PATRICIA
883 SW LEGION DR
LAKE CITY, FL 32024

2026

17-4S-16-03051-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

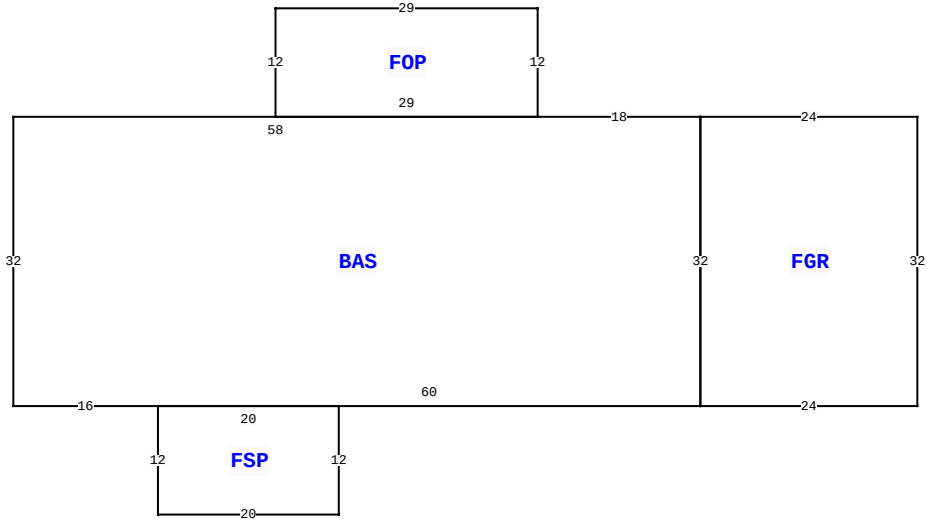
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,432	100		2,432	260,345
FGR	768	55		422	45,175
FOP	348	30		104	11,133
FSP	240	40		96	10,276
TOTALS	3,788			3,054	326,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	118.0042	132.16	403,617	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 2432 HX Base Yr 2023



883 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		326,930
TOTAL MARKET OB/XF VALUE		14,078
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		396,008
SOH/AGL Deduction		14,272
ASSESSED VALUE		381,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,014
TOTAL JUST VALUE		396,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24732	SFR	0	07/10/2006
24732	SFR	705	07/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/600	3/21/2023	QC	U	I	11	100
GRANTOR: MARQUES MARIA G						
GRANTEE: MARQUES MARIA G						
1411/2075	5/18/2020	WD	Q	I	01	315,000
GRANTOR: JOYCE E COLLINS						
GRANTEE: MARIA G MARQUES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N12 W29 S12 E29$ W58 S32 E16 FSP= S12 E20 N12 W20$ E60 FGR= E24 N32 W24 S32$ N32$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2006	2006	3	100	1,080	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2006	2006	3	100	1,080	
4	0296	SHED METAL	0	100	10	20	200.00	UT	8.00	8.00	100	2006	2006	3	100	1,600	
5	0166	CONC,PAVMT	0	100	0	0	4,159.00	UT	2.00	2.00	100	2006	2006	3	100	8,318	

LAND DESCRIPTION

TOTAL OB/XF 14,078

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/10/2019 BY KR Total Acres: 5.17 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/06/2025 BY SYS