

ROGERS JAMES C/ROGERS KELLY J
1005 SW LEGION DR
LAKE CITY, FL 32024

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																					
ELEMENT										CD CONSTRUCTION										PAGE 1 of 1																																																																					
Exterior Wall										19	COMMON BRK 100										3																																																																				
Roof Structur										03	GABLE/HIP 100										0																																																																				
Roof Cover										12	MODULAR MT 100										0																																																																				
Interior Wall										05	DRYWALL 100										0																																																																				
Interior Floo										14	CARPET 80										0																																																																				
Interior Floo										07	CORK/VTILE 20										0																																																																				
Air Condition										03	CENTRAL 100										0																																																																				
Heating Type										04	AIR DUCTED 100										0																																																																				
Bedrooms											3 100										0																																																																				
Bathrooms											2 100										0																																																																				
Frame										01	NONE 100										0																																																																				
Stories										1.	1. 100										0																																																																				
Architectual										05	CONV 100										0																																																																				
Units											0 100										0																																																																				
Condition Adj										03	03 100										0																																																																				
Kitchen Adjus										01	01 100										0																																																																				
Quality										07	07										0																																																																				
DOR CODE										0100	SINGLE FAMILY										0																																																																				
MAP NUM											MKT AREA										01																																																																				
NEIGHBORHOOD/LOC										17416.00	1.00/										0																																																																				
AREA TYPE										TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																											
BAS										360	100		360	35,372																																																																											
BAS										2,185	100		2,185	214,691																																																																											
FCP										638	25		160	15,721																																																																											
FOP										336	30		101	9,924																																																																											
PTO										54	5		3	295																																																																											
PTO										225	5		11	1,081																																																																											
TOTALS										3,798			2,820	277,085																																																																											
EXTRA FEATURES										1005 SW LEGION DR, LAKE CITY																																																																															
L N										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	1996	1996	3	100	2,000																																																																	
2										0280	POOL R/CON	0 100	14	30	420.00	UT	70.00	70.00	100	2001	2001	3	40	11,760																																																																	
3										0166	CONC, PAVMT	0 100	39	50	1,500.00	UT	1.50	1.50	100	2001	2001	3	100	2,250																																																																	
4										0166	CONC, PAVMT	0 100	0	0	2,679.00	UT	1.50	1.50	100	1996	1996	3	100	4,019																																																																	
5										0120	CLFENCE 4	0 100	0	0	390.00	UT	2.50	2.50	100	2001	2001	3	100	975																																																																	
6										0296	SHED METAL	0 100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016																																																																	
7										0070	CARPORT UF	0 100	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600																																																																	
8										0210	GARAGE U	0 100	24	28	672.00	UT	16.00	16.00	75	2014	2014	3	75	8,064																																																																	
LAND DESCRIPTION										TOTAL OB/XF										31,684																																																																					
L N										USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.20	55,000.00	66,000.00	66,000																																																															
REVIEW DATE										05/10/2019										BY KR										Total Acres: 6.21										Total Land Value: 66,000										Market: 0										Agricultural: 0										Common: 66,000										PRINTED 11/06/2025 BY SYS									