LOT 5 SOUTH POINTE S/D.
ORB 939-2565, WD 994-642.

LICK RODNEY C/LICK MARGIE B
1123 SW LEGION DRIVE
LAKE CITY, FL 32024

2026

17-4S-16-03051-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

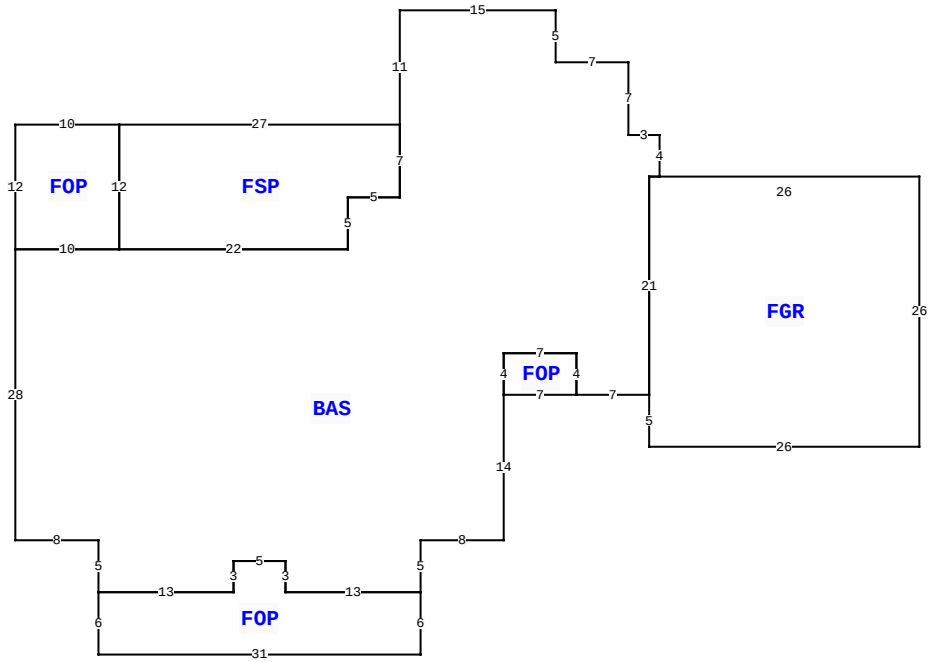
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,146	100		2,146	248,112
FGR	676	55		372	43,009
FOP	28	30		8	925
FOP	120	30		36	4,162
FOP	201	30		60	6,937
FSP	299	40		120	13,874
TOTALS	3,470			2,742	317,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	129.0366	144.52	396,274	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2146 HX Base Yr 2006



1123 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		317,019
TOTAL MARKET OB/XF VALUE		2,746
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		374,765
SOH/AGL Deduction		112,219
ASSESSED VALUE		262,546
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,824
TOTAL JUST VALUE		374,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21913	SFR	603	05/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0994/0642	9/08/2003	WD	Q	V		43,900
GRANTOR: PETER W GIEBIEG						
GRANTEE: RODNEY C & MARGIE B						
0939/2565	11/14/2001	WD	Q	V	03	55,100
GRANTOR: EVERETTE A & KATHY J						
GRANTEE: PETER W GEIBEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N7 W7 N5 W15 S11 FSP= W27 S12 E22 N5 E5 N7$ S7 W5 S5 W22 FOP= N12 W10 S12 E10$ W10 S28 E8 S5 FOP= S6 E31 N6 W13 N3 W5 S3 W13$ E13 N3 E5 S3 E13 N5 E8 N14 FOP= E7 N4 W7 S4$ N4 E7 S4 E7 FGR= S5 E26 N26 W26 S21$ N21 E1 N4$.

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	1,073.00	UT	2.00	2.00	100	2005	2005	3	100	2,146	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,746

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: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/06/2025 BY SYS