LOT 23 SOUTH POINTE S/D.

ORB 988-1693 & WD 1243-1412

GEIGER ROBERT L
1210 SW LEGION DRIVE
LAKE CITY, FL 32024

2026

17-4S-16-03051-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

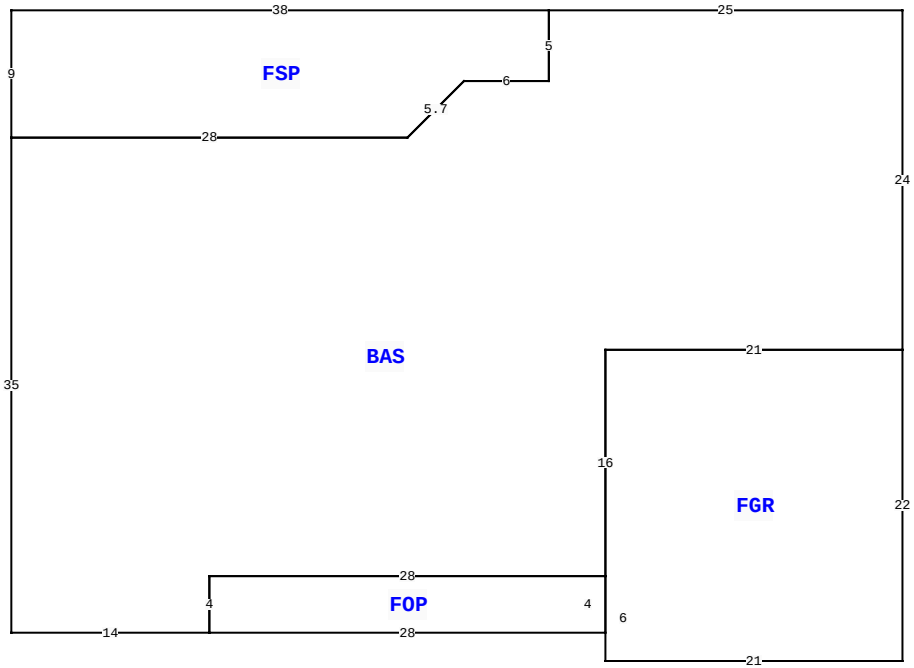
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,930	100		1,930	210,339
FGR	462	55		254	27,682
FOP	112	30		34	3,706
FSP	310	40		124	13,514
TOTALS	2,814			2,342	255,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	121.6380	136.23	319,051	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2013 Heated Area: 1930 HX Base Yr 2013



1210 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		255,241
TOTAL MARKET OB/XF VALUE		46,964
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		357,205
SOH/AGL Deduction		104,752
ASSESSED VALUE		252,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,731
TOTAL JUST VALUE		357,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048507	Roof Replacement	15,700	10/26/2023
38885	POOL	0	11/12/2019
23177	SFR	578	05/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/1412	10/15/2012	WD	Q	I	01	189,000
GRANTOR: AUREO L & MARILYN L B						
GRANTEE: ROBERT L GEIGER						
0988/1693	7/07/2003	WD	Q	V		44,000
GRANTOR: PETER W GEIBEIG						
GRANTEE: AUREO L & MARILYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W38 S9 E28 R4 U4 E6 N5$ S5 W6 D4 L4 W28 S35 E14 FOP= E28 N4 W28 S4$ N4 E28 FGR= S6 E21 N22 W21 S16$ N16 E21 N24$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
3	0296	SHED METAL	0	100	10	20	200.00	UT	7.00	7.00	50	2005	2005	3	50	700	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,000	
5	0166	CONC,PAVMT	0	100	0	0	2,975.00	UT	2.00	2.00	100	2005	2005	3	100	5,950	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
9	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2021	2020		91	32,614	

LAND DESCRIPTION

TOTAL OB/XF 46,964

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 12/19/2023 BY JS Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS