LOT 24 SOUTH POINTE S/D.

939-2565, 984-202, QC 1018-965

ZAPATA CESAR/PHELPS-ZAPATA JANET A
1094 SW LEGION DR
LAKE CITY, FL 32024

2026

17-4S-16-03051-124

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 80
Interior Floo	15	HARDTILE 20
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

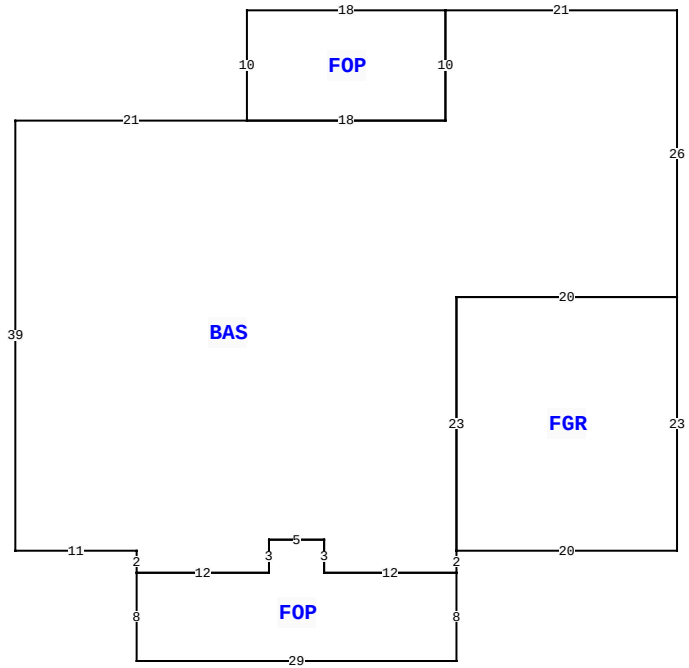
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100		2,133	234,621
FGR	460	55		253	27,829
FOP	180	30		54	5,940
FOP	247	30		74	8,139
TOTALS	3,020			2,514	276,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	125.9104	141.02	354,524	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2020 Heated Area: 2133 HX Base Yr 2020



1094 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		276,529
TOTAL MARKET OB/XF VALUE		9,286
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		340,815
SOH/AGL Deduction		77,532
ASSESSED VALUE		263,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,561
TOTAL JUST VALUE		340,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008	SFR	369	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1399/2604	11/21/2019	WD	Q	I	01	250,000
GRANTOR: MICHAEL SANFILIPPO						
GRANTEE: CESAR ZAPATA & JANE						
1383/1037	4/24/2019	QC	U	I	11	100
GRANTOR: AMBER ROSE HOUSE & ET						
GRANTEE: MICHAEL J SANFILIPP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S39 E11 S2 FOP= S8 E29 N8 W12 N3 W5 S3 W12$ E12 N3 E5 S3 E12 N2 FGR= E20 N23 W20 S23$ N23 E20 N26 W21 FOP= W18 S10 E18 N10$ S10 W18$.

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	4,643.00	UT	2.00	2.00	100	2003	2003	3	100	9,286	

LAND DESCRIPTION

TOTAL OB/XF 9,286

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 05/13/2019 BY KR Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS