



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		2 100
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	1,932	100		1,932	208,281
FGR	484	55		266	28,676
FOP	44	30		13	1,401
FSP	224	40		90	9,703
TOTALS	2,684			2,301	248,062

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	3,736.00	UT	1.50
2	0031	BARN, MT AE	0	100	18	40	720.00	UT	2.50
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50
4	0296	SHED METAL	0	100	11	19	209.00	UT	7.00
5	0031	BARN, MT AE	0	100	10	40	720.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2014

Heated Area: 1932

HX Base Yr 2014

Floor plan diagram showing areas BAS, FSP, FOP, and FGR with dimensions. BAS is the main rectangular area (36x39). FSP is a small square area (14x16) attached to the top of BAS. FOP is a small rectangular area (2.9x4) attached to the right side of BAS. FGR is a rectangular area (22x22) attached to the bottom of BAS.

1277 SW LEGION DR, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025

MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		248,062	
TOTAL MARKET OB/XF VALUE		17,687	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		320,749	
SOH/AGL Deduction		111,987	
ASSESSED VALUE		208,762	
TOTAL EXEMPTION VALUE		HX HB SX DX 105,722	
BASE TAXABLE VALUE		103,040	
TOTAL JUST VALUE		320,749	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045492	Roof Replacement	16,800	09/23/2022
18187	SFR	270	04/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/2639	9/30/2013	WD	Q	I	01	237,000
GRANTOR: DEE ANN LING NELSON &						
GRANTEE: GREGORY M SR & SUSAN						
1261/2196	9/23/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (DORIS						
GRANTEE: DONALD REESE LING J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= N14 W16 S14 E16\$ W39 S36 FGR= S22 E22 N22 W22\$ E33 FOP= S4 E8 N4 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E13 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00