

LOT 2 LEGION PLACE S/D.

RAULERSON JOEY A/RAULERSON SHANNON R
1362 SW LEGION DR
LAKE CITY, FL 32024

930-47, WD 1541-2101

2026

17-4S-16-03051-202



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 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/
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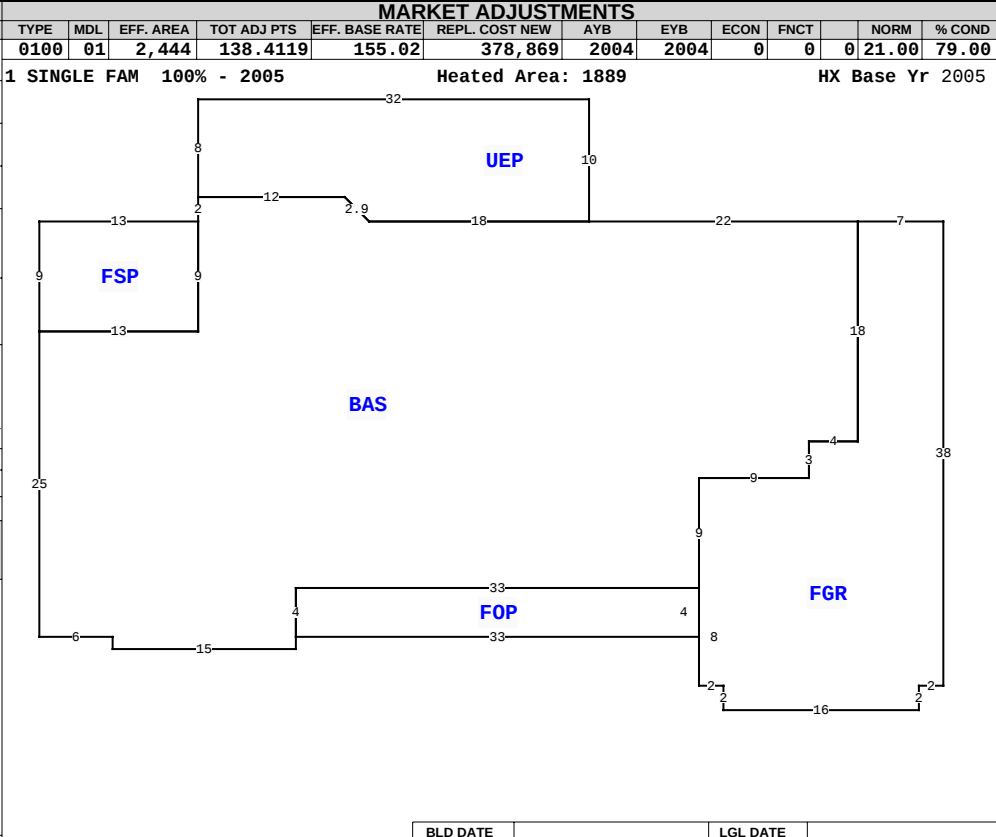
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100		1,889	231,338
FGR	531	55		292	35,760
FOP	132	30		40	4,899
FSP	117	40		47	5,756
UEP	294	60		176	21,554
TOTALS	2,963			2,444	299,307

EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	849.00	UT	2.00	2.00	100	2004	2004	3	100	1,698	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0031	BARN, MT AE	0	100	22	40	880.00	UT	11.00	11.00	100	2014	2014	3	100	9,680	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

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	1.00	55,000.00	55,000.00	55,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	13,678
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	299,307
TOTAL MARKET OB/XF VALUE	13,678
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	367,985
SOH/AGL Deduction	99,247
ASSESSED VALUE	268,738
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	218,016
TOTAL JUST VALUE	367,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047203	Roof Replacement	18,500	05/10/2023
21555	SFR	585	02/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2101	6/03/2025	WD	Q	I	01	520,000
GRANTOR: FAIRCLOTH BRIAN E						
GRANTEE: RAULERSON JOEY A						
0930/0047	6/27/2001	WD	Q	V		41,000
GRANTOR: GIEBEIG						
GRANTEE: BRIAN & CYNTHIA FAI						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W22 UEP= N10 W32 S8 E12 D2 R2 E18\$ W18 L2 U2 W12 S2
FSP= W13 S9 E13 N9\$ S9 W13 S25 E6 S1 E15 N1 FOP= E33 N4 W33
S4\$ N4 E33 FGR= S8 E2 S2 E16 N2 E2 N38 W7 S18 W4 S3 W9 S9\$ N9
E9 N3 E4 N18\$.