LOT 2 HERITAGE HILLS PHASE 1.

WD 1378-2701

MICHAUD PAUL R/MICHAUD JULIA E
276 SW LEGACY GLN
LAKE CITY, FL 32025-2918

2026

18-4S-17-08466-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 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
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

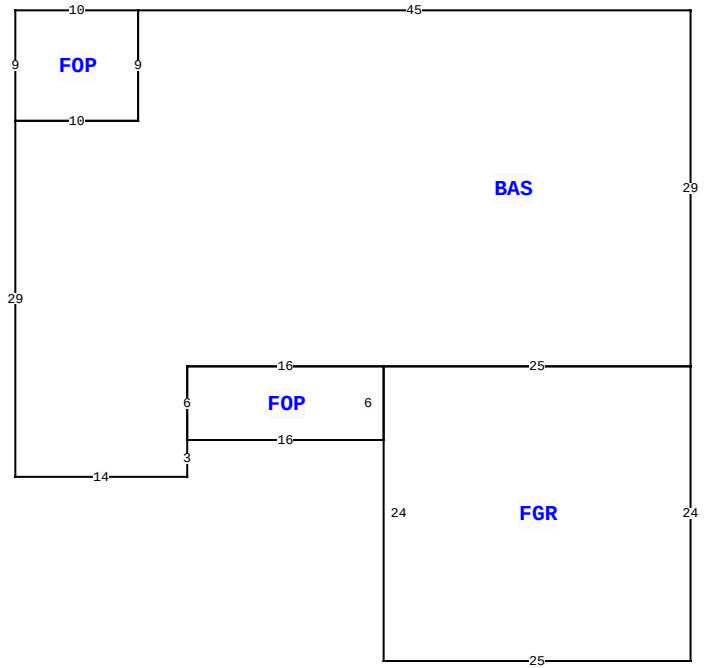
NEIGHBORHOOD/LOC 18417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100		1,631	202,042
FGR	600	55		330	40,879
FOP	90	30		27	3,345
FOP	96	30		29	3,593
TOTALS	2,417			2,017	249,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	119.5722	133.92	270,117	2019	2019	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2022 Heated Area: 1631 HX Base Yr 2022



276 SW LEGACY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,858
TOTAL MARKET OB/XF VALUE		3,425
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,283
SOH/AGL Deduction		30,256
ASSESSED VALUE		258,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		207,305
TOTAL JUST VALUE		288,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38339	SFR	842	07/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/2701	2/20/2019	WD	Q	V	03	30,000

GRANTOR: WAYNE T SR & GOLDIE K

GRANTEE: PAUL R & JULIA E MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FOP= W10 S9 E10 N9$ S9 W10 S29 E14 N3 FOP= E16 N6 W16 S6$ N6 E16 FGR= S24 E25 N24 W25$ E25 N29$.

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	1,522.00	UT	2.25	2.25	100	2019	2019	3	100	3,425	

LAND DESCRIPTION

TOTAL OB/XF 3,425

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/04/2019 BY HC Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS