LOT 3 HERITAGE HILLS PHASE 1.
WD 1005-727, DC 1116-973, WD 120

MORRIS JONATHAN M/MORRIS ASHLEY R
312 SW LEGACY GLN
LAKE CITY, FL 32025

2026

18-4S-17-08466-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

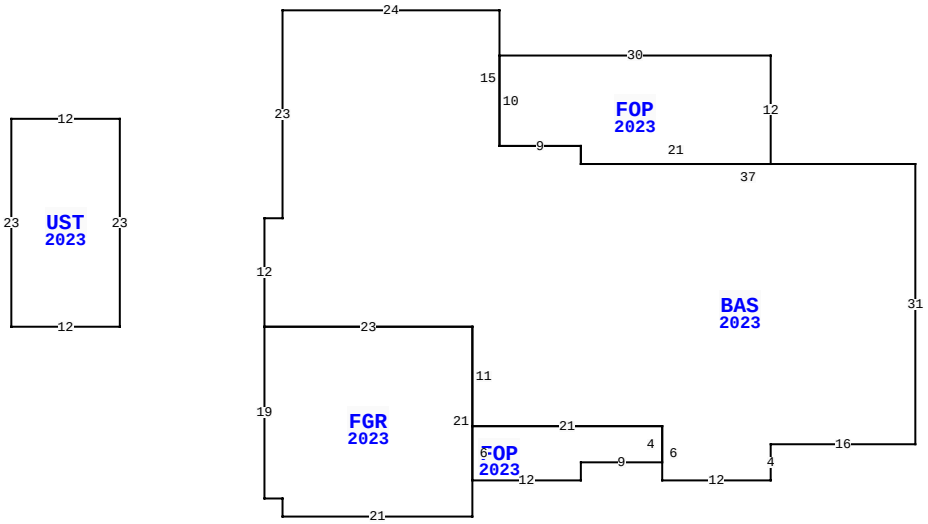
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,353	100	2023	2,353	291,829
FGR	479	55	2023	263	32,618
FOP	108	30	2023	32	3,969
FOP	342	30	2023	103	12,775
UST	276	45	2023	124	15,379
TOTALS	3,558			2,875	356,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,875	114.1639	127.86	367,598	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2353 HX Base Yr 2023



312 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		356,570
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		393,730
SOH/AGL Deduction		24,586
ASSESSED VALUE		369,144
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		318,422
TOTAL JUST VALUE		393,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042589	New Residential C	200,000	08/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2198	6/02/2020	WD	U	V	37	20,000
GRANTOR: JAMES A & CAROLYN D W						
GRANTEE: JONATHAN M & ASHLEY						
1286/1028	12/12/2014	WD	Q	V	01	20,000
GRANTOR: THOMAS S & PHYLLIS J						
GRANTEE: JAMES A & CAROLYN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=8,-15] W37 N2 W9 N15 W24 S23 W2 S12 E23 S11 E21 S6 E12 N4 E16 N31 $
FGR=[YR=2023;ORIG=-41,3] W23 S19 E2 S2 E21 N21 $
FOP=[YR=2023;ORIG=-8,-27] W30 S10 E9 S2 E21 N12 $
UST=[YR=2023;ORIG=-80,-20] W12 S23 E12 N23 $
FOP=[YR=2023;ORIG=-20,14] W21 S6 E12 N2 E9 N4 $
.

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	720.00	UT	3.00	3.00	100	2023	2022		100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,160

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 04/26/2022 BY MLU Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS