LOT 4 HERITAGE HILLS PHASE 1.

WD 1006-2830

EDGE RANDALL SHAYNE/EDGE CYNTHIA DOUBERLEY
350 SW LEGACY GLN
LAKE CITY, FL 32025

2026

18-4S-17-08466-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

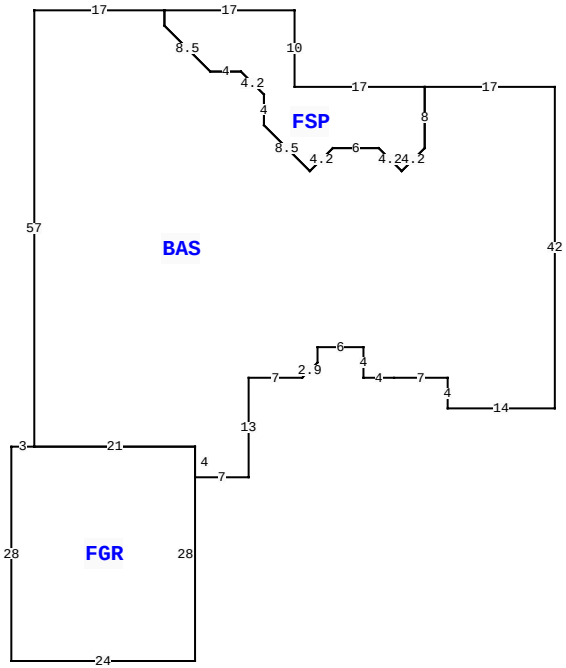
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	2,922	100		2,922	265,364
FGR	672	55		370	33,602
FSP	312	40		125	11,352
TOTALS	3,906			3,417	310,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,417	101.3560	113.52	387,898	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2922 HX Base Yr 2006



350 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		310,318
TOTAL MARKET OB/XF VALUE		18,534
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		363,852
SOH/AGL Deduction		116,288
ASSESSED VALUE		247,564
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,842
TOTAL JUST VALUE		363,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051885	Roof Replacement	33,390	12/18/2024
23267	POOL	140	06/14/2005
21979	SFR	814	06/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1006/2830	2/11/2004	WD	Q	V		34,000

GRANTOR: WAYNE & GOLDIE HUDSON

GRANTEE: SHANE & CYNTHIA EDG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= W17 N10 W17 S2 D6 R6 E4 R3 D3 S4 D6 R6 R3 U3 E6 D3 R3 R3 U3 N8$ S8 D3 L3 L3 U3 W6 D3 L3 L6 U6 N4 U3 L3 W4 L6 U6 N2 W17 S57 FGR= W3 S28 E24 N28 W21$ E21 S4 E7 N13 E7 U2 R2 N2 E6 S4 E4 E7 S4 E14 N42$.

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	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	32	2005	2005	3	32	9,408	
2	0282	POOL ENCL	0	100	27	37	999.00	UT	15.00	15.00	30	2005	2005	3	30	4,496	
3	0294	SHED WOOD/	0	100	10	15	150.00	UT	7.50	7.50	100	2005	2005	3	100	1,125	
4	0166	CONC,PAVMT	0	100	0	0	2,804.00	UT	1.25	1.25	100	2005	2005	3	100	3,505	

LAND DESCRIPTION

TOTAL OB/XF 18,534

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 01/29/2025 BY JS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS