LOT 6 HERITAGE HILLS PHASE 1.
WD 1041-2997, DC 1209-2300, WD 1

MARLOWE DON/MARLOWE ZELDA
394 SW LEGACY GLN
LAKE CITY, FL 32025

**2026**

**18-4S-17-08466-016**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

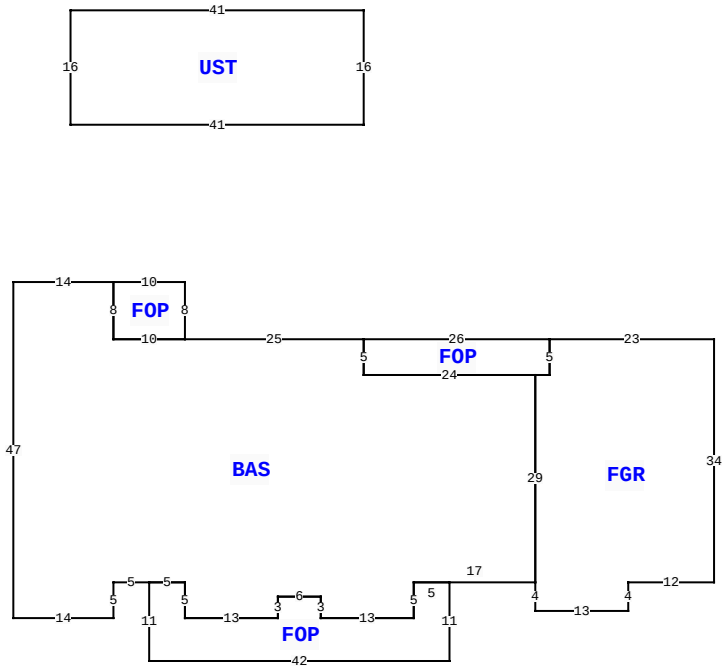
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 31 | VINYL SID 20 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 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 | 2,686 | 100 | | 2,686 | 308,546 |
| FGR | 892 | 55 | | 491 | 56,402 |
| FOP | 80 | 30 | | 24 | 2,757 |
| FOP | 130 | 30 | | 39 | 4,480 |
| FOP | 320 | 30 | | 96 | 11,028 |
| UST | 656 | 45 | | 295 | 33,888 |
| TOTALS | 4,764 | | | 3,631 | 417,099 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,631 | 128.1273 | 143.50 | 521,048 | 2006 | 2006 | 0 | 0 | 0 | 19.95 | 80.05 |

1 SINGLE FAM 100% - 2016 Heated Area: 2686 HX Base Yr 2016




394 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 | | 417,099 |
| TOTAL MARKET OB/XF VALUE | | 5,009 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 457,108 |
| SOH/AGL Deduction | | 146,896 |
| ASSESSED VALUE | | 310,212 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 310,212 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 457,108 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 462,579 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23309 | SFR | 762 | 06/22/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1302/0297 | 9/17/2015 | WD | Q | I | 01 | 285,000 |
| GRANTOR: JOHN V & JANET A DOW | | | | | | |
| GRANTEE: DON & ZELDA MARLOWE | | | | | | |
| 1041/2997 | 2/11/2005 | WD | Q | V | | 30,000 |
| GRANTOR: WAYNE T & GOLDIE K HU | | | | | | |
| GRANTEE: JOHN V & JANET A DO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 FOP= N8 W10 S8 E10$ W10 N8 W14 S47 E14 N5 E5 FOP= S11 E42 N11 W5 S5 W13 N3 W6 S3 W13 N5 W5$ E5 S5 E13 N3 E6 S3 E13 N5 E17 FGR= S4 E13 N4 E12 N34 W23 S5 W2 S29$ N29 FOP= E2 N5 W26 S5 E24$ W24 N5$ PTR= N30 UST= N16 W41 S16 E41$ S30$.

## 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 | 2,862.00 | UT | 1.75 | 1.75 | 100 | 2006 | 2006 | 3 | 100 | 5,009 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,009

| 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 05/09/2017 BY BC Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS