LOT 8 HERITAGE HILLS PHASE 2.
WD 1064-129, WD 1471-313, WD 148

ROBEY GARY DEAN/ROBEY KATEE ANN
367 SW LEGACY GLN
LAKE CITY, FL 32025

**2026**

**18-4S-17-08466-028**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

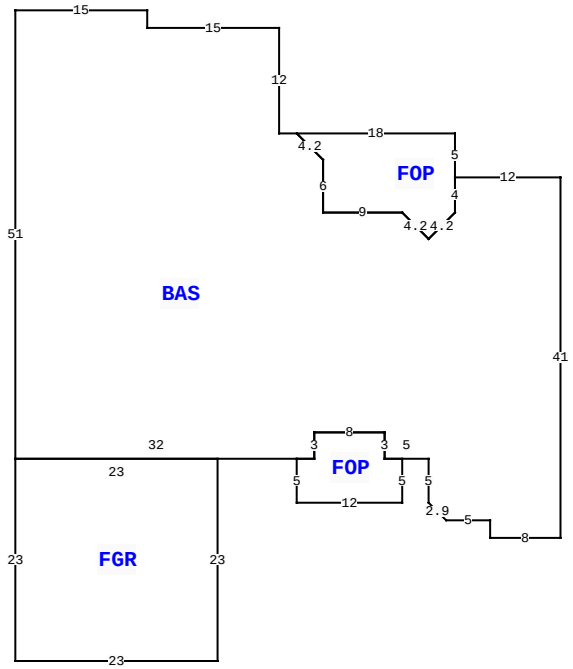
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 06 |
| NEIGHBORHOOD/LOC | 18417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,571 | 100 | | 2,571 | 282,374 |
| FGR | 529 | 55 | | 291 | 31,961 |
| FOP | 84 | 30 | | 25 | 2,746 |
| FOP | 149 | 30 | | 45 | 4,942 |
| TOTALS | 3,333 | | | 2,932 | 322,023 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,932 | 123.2385 | 138.03 | 404,704 | 2006 | 2006 | 0 | 0 | 0 | 20.43 | 79.57 |

1 SINGLE FAM 100% - 2024 Heated Area: 2571 HX Base Yr 2024




367 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 | | 322,023 |
| TOTAL MARKET OB/XF VALUE | | 26,483 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 383,506 |
| SOH/AGL Deduction | | 38,584 |
| ASSESSED VALUE | | 344,922 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 294,200 |
| TOTAL JUST VALUE | | 383,506 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 388,723 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29396 | POOL | 165 | 05/13/2011 |
| 23985 | SFR | 767 | 12/22/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1486/618 | 3/08/2023 | WD | Q | I | 01 | 495,000 |
| GRANTOR: MORRIS FAMILY REVOCAB | | | | | | |
| GRANTEE: ROBEY GARY DEAN | | | | | | |
| 1471/313 | 7/06/2022 | WD | U | I | 11 | 100 |
| GRANTOR: MORRIS TIMOTHY K | | | | | | |
| GRANTEE: MORRIS FAMILY REVOC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FOP= N5 W18 D3 R3 S6 E9 D3 R3 R3 U3 N4$ S4 D3 L3 L3 U3 W9 N6 L3 U3 W2 N12 W15 N2 W15 S51 FGR= S23 E23 N23 W23$ E32 FOP= S5 E12 N5 W2 N3 W8 S3 W2$ E2 N3 E8 S3 E5 S5 R2 D2 E5 S2 E8 N41$.

## 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 13 | 31 | 403.00 | UT | 70.00 | 70.00 | 100 | 2011 | 2011 | 3 | 68 | 19,183 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 3,500 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,483

| 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 04/21/2023 BY ME Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS