

COMM NW COR OF S3/4 OF SE1/4 OF
 RUN S 208.73 FT, E 3.43 FT TO E
 FOR POB, CONT E 180.5 FT, S 35 D

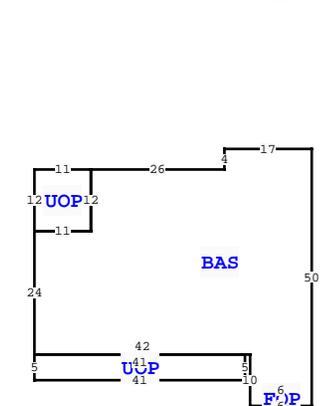
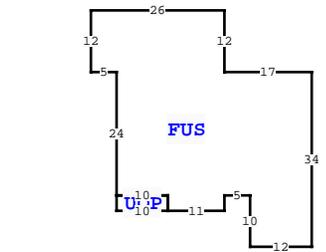
LEGREE IDA M
 1006 SHALLOWFORD ST
 ALTAMONTE SPRINGS, FL 32701

2026

11-7S-16-04178-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,437	67.4659	76.91	264,340	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1996 Heated Area: 3359 HX Base Yr 1996													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	99,083
FOP	18	30		5	250
FUS	1,377	100		1,377	68,838
UOP	30	20		6	300
UOP	132	20		26	1,300
UOP	205	20		41	2,049
TOTALS	3,744			3,437	171,821

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2015	2015	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	3,000	

TOTAL OB/XF													
4,200													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

TOTAL OB/XF													
4,200													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,821	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		13,500	
TOTAL MARKET VALUE		189,521	
SOH/AGL Deduction		85,105	
ASSESSED VALUE		104,416	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		3,005	
TOTAL JUST VALUE		189,521	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/1394	4/20/2023	LE U	I	I	14	100
GRANTOR: LEGREE IDA MAE						
GRANTEE: LEGREE IDA MAE (ENH						
1207/2626	12/16/2010	WD U	I	I	11	100
GRANTOR: RONALD T LEGREE						
GRANTEE: IDA MAE LEGREE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W17 S4 W26 UOP= W11 S12 E11 N12\$ S12 W11 S24 UOP= S5 E41 N5 W41\$ E42 S10 E3 FOP= E6 N3 W6 S3\$ N3 E6 S3 E3 N50\$ PTR=N30 FUS= N34 W17 N12 W26 S12 E5 S24 UOP= S3 E10 N3 W10\$ E10 S3 E11 N3 E5 S10 E12\$ S30\$.													