

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

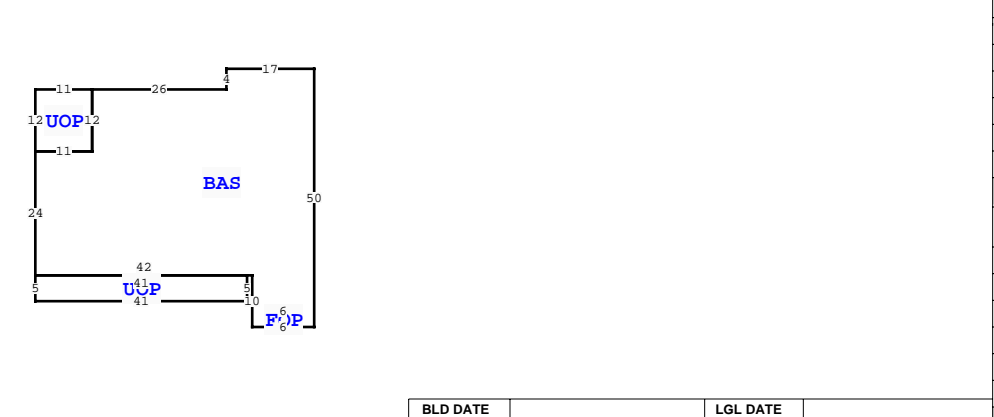
11-7S-16-04178-000


BUILDING CHARACTERISTICS		
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 Units	05	CONV 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	75.56	259,700	1989	1989	0	0	35.00	65.00	



Quality		03	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	11716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	97,344
FOP	18	30		5	246
FUS	1,377	100		1,377	67,630
UOP	30	20		6	294
UOP	132	20		26	1,277
UOP	205	20		41	2,014
TOTALS	3,744			3,437	168,805



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	168,805			
TOTAL MARKET OB/XF VALUE	4,200			
TOTAL LAND VALUE - MARKET	13,500			
TOTAL MARKET VALUE	186,505			
SOH/AGL Deduction	82,089			
ASSESSED VALUE	104,416			
TOTAL EXEMPTION VALUE	HX HB SX 101,411			
BASE TAXABLE VALUE	3,005			
TOTAL JUST VALUE	186,505			
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						

EXTRA FEATURES															4803 SW US HIGHWAY 27 , FORT WHITE	
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	
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\$.	

LAND DESCRIPTION										TOTAL OB/XF										4,200				
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							