COMM AT THE NE COR OF NW1/4 OF N
SEC 16, RUN S 158.17 FT TO POB,
474.14 FT, W 167.56 FT, N 474.11

PARRISH DONALD G/PARRISH SHERRY S
481 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03026-000

BUILDING CHARACTERISTICS

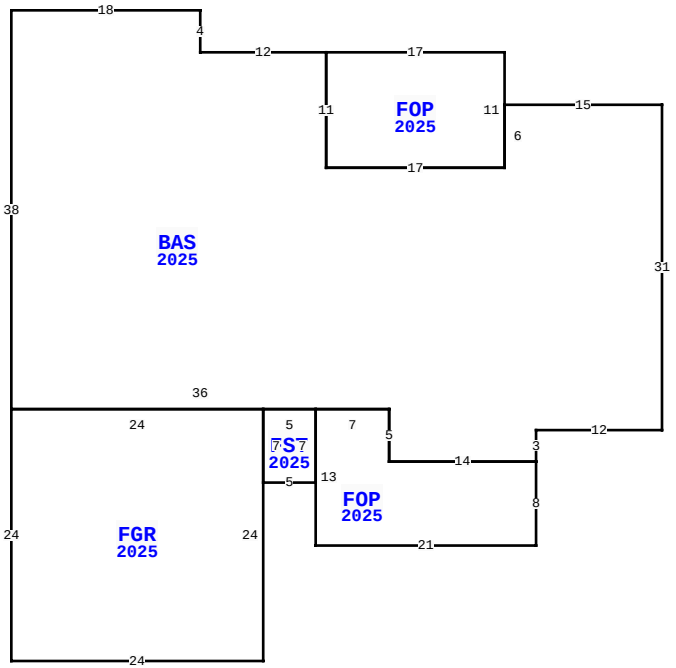
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100	2025	2,012	257,032
FGR	576	55	2025	317	40,497
FOP	187	30	2025	56	7,154
FOP	203	30	2025	61	7,792
FST	35	55	2025	19	2,427
TOTALS	3,013			2,465	314,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,465	117.3060	129.04	318,084	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2012 HX Base Yr 2025



481 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	480.00	UT	5.00	5.00	100	2025	2024		100	2,400	
2	0030	BARN,MT	0	100	0	0	1.00	UT	11,700.00	11,700.00	100	2026	2025		100	11,700	
3	0060	CARPORT F	0	100	0	0	1.00	UT	3,900.00	3,900.00	100	2026	2025		100	3,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	314,903
TOTAL MARKET OB/XF VALUE	18,000
TOTAL LAND VALUE - MARKET	18,200
TOTAL MARKET VALUE	351,103
SOH/AGL Deduction	0
ASSESSED VALUE	351,103
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	299,692
TOTAL JUST VALUE	351,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,813

SALE:3:1: REPO - RE-RECORDED MARCH 31, 1994
SALE:2:1: PROBERTY SOLD AND REPO'D NUMEROUS TIMES
XFOB:2:1: GRATL ID#34EB5012F2N7699 POOR SHAPE-ON D
PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051745	Storage Building	24,000	12/09/2024
000047841	New Residential C	252,000	08/07/2023
11661	M H	125	09/18/1996
11352	M H	125	07/01/1996
8788	M H	125	08/26/1994
6752	M H	60	01/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1745	8/22/2024	WD	Q	I	01	519,900
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: PARRISH DONALD G						
1077/1194	3/13/2006	WD	Q	I		120,000
GRANTOR: MICHAEL & LISA JUSTIC						
GRANTEE: C J CUSTOM CARPENTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,11] W15 S6 W17 N11 W12 N4 W18 S38 E36 S5 E14 N3 E12 N31 $
FGR=[YR=2025;ORIG=-2,40] E24 S24 W24 N24 $
FOP=[YR=2025;ORIG=48,45] W14 N5 W7 S13 E21 N8 $
FOP=[YR=2025;ORIG=28,6] E17 S11 W17 N11 $
FST=[YR=2025;ORIG=22,40] E5 S7 W5 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,000

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		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,200							

REVIEW DATE 06/10/2025 BY chuck Total Acres: 1.82 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 11/17/2026 BY SYS