COMM AT NE COR OF NW1/4 OF THE N
SW1/4 OF SEC 16, S 158.17 FT, E
POB, CONT E 167.47, S 474.17 FT,

POTTER EDWARD D/POTTER JAMIE S
451 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03026-004

BUILDING CHARACTERISTICS

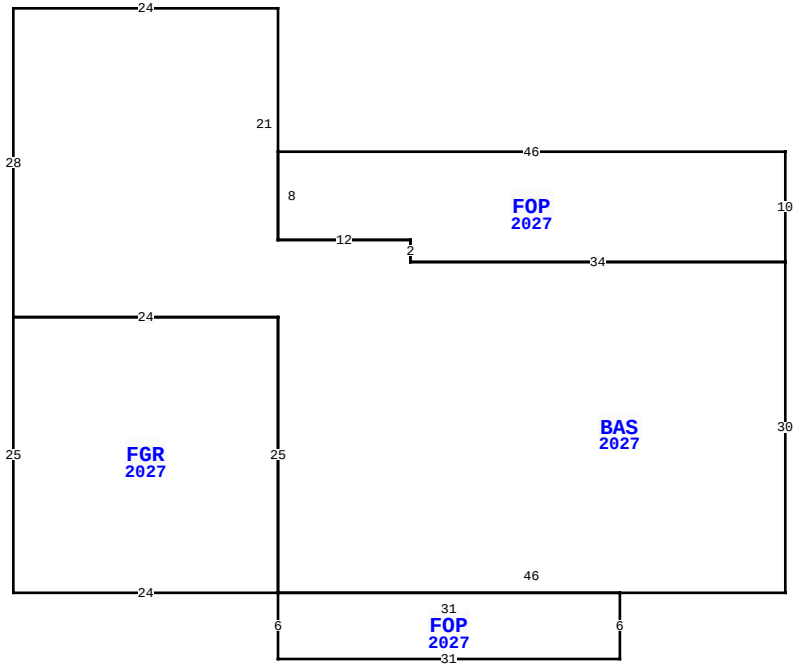
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	05	05
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	2,076	100	2027	2,076	255,120
FGR	600	55	2027	330	40,554
FOP	186	30	2027	56	6,882
FOP	436	30	2027	131	16,099
TOTALS	3,298			2,593	318,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,593	111.7200	122.89	318,654	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 2076 HX Base Yr



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,654
TOTAL MARKET OB/XF VALUE	1,505
TOTAL LAND VALUE - MARKET	18,200
TOTAL MARKET VALUE	338,359
SOH/AGL Deduction	0
ASSESSED VALUE	338,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,359
TOTAL JUST VALUE	338,359
NCON VALUE	320,159
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056940	Storage Building	12,150	11/10/2026
000051133	New Residential C	100,000	10/17/2024
000051125	Right-of-Way Acce		10/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2680	10/16/2026	WD	U	I	11	100
GRANTOR: POTTER EDWARD D						
GRANTEE: POTTER EDWARD D						
1574/837	7/10/2026	WD	Q	V	01	540,000
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: POTTER EDWARD D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=60,10] W34 N2 W12 N21 W24 S28 E24 S25 E46 N30 $
FGR=[YR=2027;ORIG=-10,15] E24 S25 W24 N25 $
FOP=[YR=2027;ORIG=60,0] W46 S8 E12 S2 E34 N10 $
FOP=[YR=2027;ORIG=14,40] E31 S6 W31 N6 $
.

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	0	0	0	430.00	UT	3.50	3.50	100	2027	2026		100	1,505	

LAND DESCRIPTION

TOTAL OB/XF 1,505

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	0		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,200							

REVIEW DATE 04/23/2026 BY HC Total Acres: 1.82 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 11/17/2026 BY SYS