THE W 131.59 FT OF W1/2 OF SW1/4 OF NW1/4 OF SW1/4.

DUMAS JAMES MICHAEL/CHACO JULIA SAN AGUSTIN
862 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03031-000

BUILDING CHARACTERISTICS

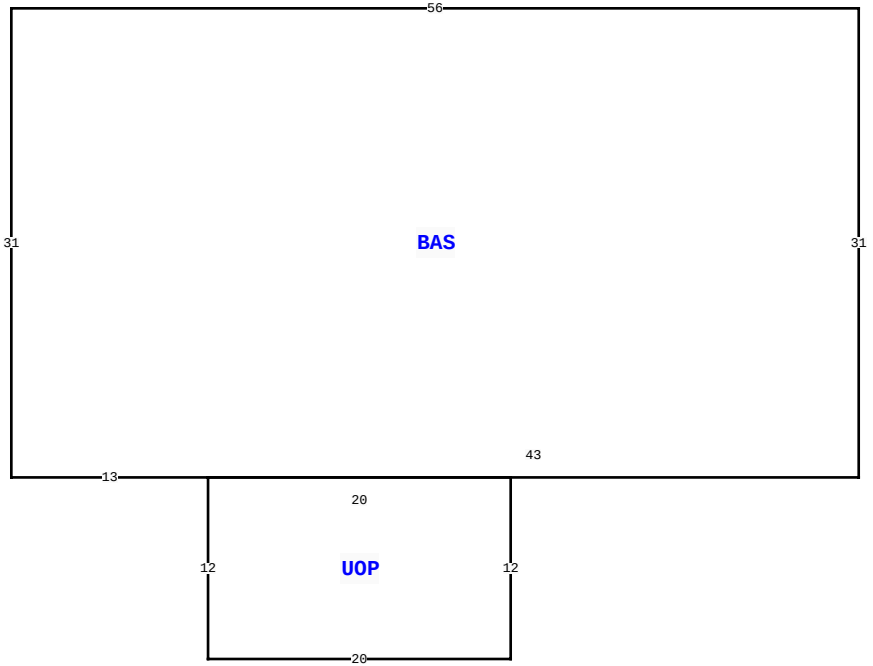
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,736	100		1,736	138,471
UOP	240	25		60	4,786
TOTALS	1,976			1,796	143,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,796	115.9000	107.79	193,591	2013	2013	0	0	0	26.00	74.00

2 MANUF 1 100% - 2013 Heated Area: 1736 HX Base Yr 2013



862 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,257
TOTAL MARKET OB/XF VALUE	11,100
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	177,357
SOH/AGL Deduction	72,515
ASSESSED VALUE	104,842
TOTAL EXEMPTION VALUE	HX HB WX SX 104,842
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	177,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,899

BLDG:1:1: 24 X 65 '73 MONT SER #10400 L 10400 R

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052192	Roof Replacement	10,185	01/30/2025
31142	M H	375	06/13/2013
14203	M H	125	06/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1228/1593	1/24/2012	WD	Q	I	01	43,900
GRANTOR: JOYCE E COLLINS						
GRANTEE: JAMES M DUMAS & JUL						
1202/0042	9/03/2010	WD	U	I	37	20,000
GRANTOR: JUAN & INDIRA MARTINE						
GRANTEE: JOYCE E COLLINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S31 E13 UOP= S12 E20 N12 W20$ E43 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,100

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	0200	C	MBL HM	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	23,000							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 2.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS