COMM NE COR OF NW1/4 OF NE1/4
OF SW1/4, RUN W 335.30 FT FOR
POB, S 634.08 FT TO N R/W OF

HUGGINS STEVEN A/HUGGINS NICOLETTE LYNN
559 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03032-000

BUILDING CHARACTERISTICS

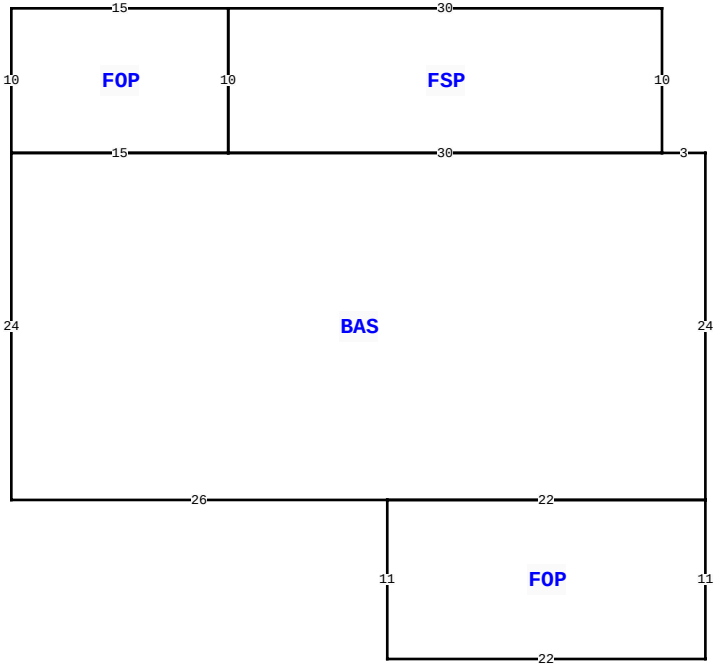
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	1,152	100		1,152	29,832
FOP	150	35		52	1,346
FOP	242	35		85	2,201
FSP	300	40		120	3,108
TOTALS	1,844			1,409	36,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,409	107.9000	64.74	91,219	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1152 HX Base Yr 2019



559 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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,240	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	9	10	90.00	UT	7.50	7.50	70	1993	1993	3	70	473	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 33,349

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		A-1	0.00	0.00	2.88	AC		1.00	1.00	1.00	8,000.00	8,000.00	23,040							

REVIEW DATE 07/23/2024 BY JB Total Acres: 2.88 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	36,488
TOTAL MARKET OB/XF VALUE	34,549
TOTAL LAND VALUE - MARKET	23,040
TOTAL MARKET VALUE	94,077
SOH/AGL Deduction	36,637
ASSESSED VALUE	57,440
TOTAL EXEMPTION VALUE	HX HB 30,427
BASE TAXABLE VALUE	27,013
TOTAL JUST VALUE	94,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,077

XFOB:4:1: OCEAN M H

PRMT:1:1: 24X48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22749	M H	393	01/31/2005
7686	M H	60	10/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1374/0534	12/12/2018	QC	U	I	11	60,000
GRANTOR: CURTIS & LYNETTE JONE						
GRANTEE: STEVEN A HUGGINS &						
1018/2972	6/10/2004	WD	Q	I	01	100
GRANTOR: ELAINE K TOLAR						
GRANTEE: CURTIS & LYNETTE JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N10 W30 S10 E30$ W30 FOP= N10 W15 S10 E15$ W15 S24 E26 FOP= S11 E22 N11 W22$ E22 N24$.

COMM NE COR OF NW1/4 OF NE1/4
OF SW1/4, RUN W 335.30 FT FOR
POB, S 634.08 FT TO N R/W OF

HUGGINS STEVEN A/HUGGINS NICOLETTE LYNN
559 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03032-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,488
TOTAL MARKET OB/XF VALUE		34,549
TOTAL LAND VALUE - MARKET		23,040
TOTAL MARKET VALUE		94,077
SOH/AGL Deduction		36,637
ASSESSED VALUE		57,440
TOTAL EXEMPTION VALUE	HX HB	30,427
BASE TAXABLE VALUE		27,013
TOTAL JUST VALUE		94,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0534	12/12/2018	QC	U	I	11	60,000
GRANTOR: CURTIS & LYNETTE JONE						
GRANTEE: STEVEN A HUGGINS &						
1018/2972	6/10/2004	WD	Q	I	01	100
GRANTOR: ELAINE K TOLAR						
GRANTEE: CURTIS & LYNETTE JO						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

TOTAL OB/XF 1,200

LAND DESCRIPTION

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

REVIEW DATE 07/23/2024 BY JB Total Acres: 2.88 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 11/17/2026 BY SYS