

COMM AT NW COR OF NW1/4 OF NE1/4  
317.85 FT TO POB, RUN E 137.71 F  
TO N R/W OF LEGION LN, W 137.71

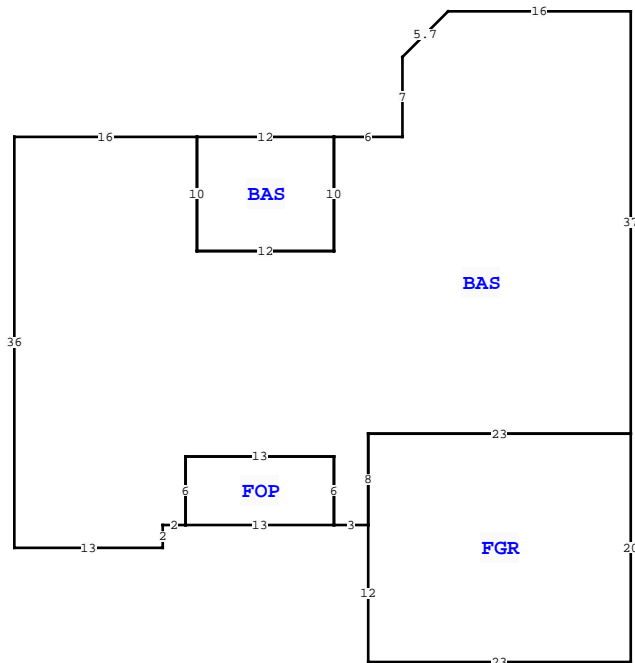
FINCH RUSSELL PETER/OQUENDO KATHRYN LOUISE  
591 SW LEGION DR  
LAKE CITY, FL 32024

**2026**

16-4S-16-03032-003  
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	31 VINYL SID 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	04 04 100				
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	120	100		120	12,983
BAS	1,692	100		1,692	183,066
FGR	460	55		253	27,373
FOP	78	30		23	2,488
TOTALS	2,350			2,088	225,910

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2022									
Heated Area: 1812 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	225,910		
TOTAL MARKET OB/XF VALUE	3,152		
TOTAL LAND VALUE - MARKET	13,500		
TOTAL MARKET VALUE	242,562		
SOH/AGL Deduction	0		
ASSESSED VALUE	242,562		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	242,562		
TOTAL JUST VALUE	242,562		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,605		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043545	Roof Replacement	10,360	01/18/2022
21949	SFR	478	06/09/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/2772	9/16/2021	WD	Q	I	01	269,000
GRANTOR: DARST EMERSON L						
GRANTEE: FINCH RUSSELL PETER						
1025/152	9/01/2004	WD	U	I	11	100
GRANTOR: WEST BRANDY NICOLE						
GRANTEE: DARST EMERSON L						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	0	0	736.00	UT	2.00	2.00	100	2004	2004	3	100	1,472	
2	0296	SHED METAL	0	0	10	140.00	UT	12.00	12.00	100	2007	2007	3	100	1,680	

TOTAL OB/XF													3,152	
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 D4 L4 S7 W6 BAS= W12 S10 E12 N10 S S10 W12 N10 W16 S36 E13 N2 E2 FOP= E13 N6 W13 S6 S N6 E13 S6 E3 FGR= S12 E23 N20 W23 S8 S N8 E23 N37 S.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,500.00	13,500.00	13,500							