COMM AT THE NE COR OF NE1/4 OF NW1/4 OF SE1/4 RUN W 337.68 FT S 370.88 FT TO POB CONT S

OGBURN LISA C
157 SW LEGION DR
LAKE CITY, FL 32024

**2027**

**16-4S-16-03036-003**

## BUILDING CHARACTERISTICS

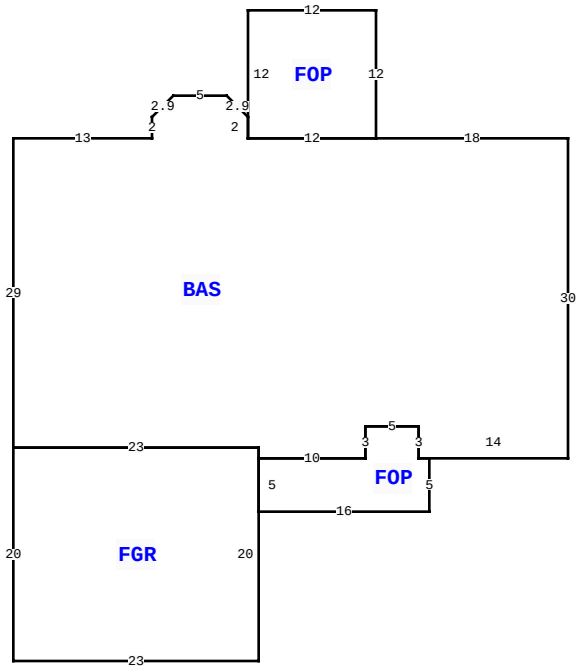
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 1,554 | 100 | | 1,554 | 164,620 |
| FGR | 460 | 55 | | 253 | 26,801 |
| FOP | 95 | 30 | | 28 | 2,966 |
| FOP | 144 | 30 | | 43 | 4,555 |
| TOTALS | 2,253 | | | 1,878 | 198,942 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,878 | 116.0280 | 127.63 | 239,689 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2010 Heated Area: 1554 HX Base Yr 2010




157 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 | 2,194.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 6,582 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,400 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 198,942 |
| TOTAL MARKET OB/XF VALUE | 9,782 |
| TOTAL LAND VALUE - MARKET | 11,500 |
| TOTAL MARKET VALUE | 220,224 |
| SOH/AGL Deduction | 64,891 |
| ASSESSED VALUE | 155,333 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 103,922 |
| TOTAL JUST VALUE | 220,224 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,840 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043501 | Roof Replacement | 8,500 | 01/10/2022 |
| 26778 | SFR | 646 | 02/19/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q/U | V/I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1170/2756 | 4/09/2009 | WD | Q | I | 01 | 163,000 |
| GRANTOR: SKYLINE HOMES INC | | | | | | |
| GRANTEE: LISA C OGBURN | | | | | | |
| 1141/1418 | 1/24/2008 | WD | Q | I | 03 | 70,000 |
| GRANTOR: MARK COOK | | | | | | |
| GRANTEE: SKYLINE HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FOP= N12 W12 S12 E12$ W12 N2 L2 U2 W5 D2 L2 S2 W13 S29 FGR= S20 E23 N20 W23$ E23 S1 FOP= S5 E16 N5 W1 N3 W5 S3 W10$ E10 N3 E5 S3 E14 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 9,782

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 11,500 | | | | | | | |

REVIEW DATE 07/19/2024 BY KS Total Acres: 1.00 Total Land Value: 11,500 Market: 0 Agricultural: 0 Common: 11,500 PRINTED 11/17/2026 BY SYS