E1/2 OF SW1/4 OF NW1/4 OF
SE1/4 EX 25 FT OFF N SIDE FOR
CNTY GRADED RD. (AKA PRCL 22

MEGILL JUDITH MARIE/MEGILL STEWART CHARLES LOUIS
238 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03038-000

BUILDING CHARACTERISTICS

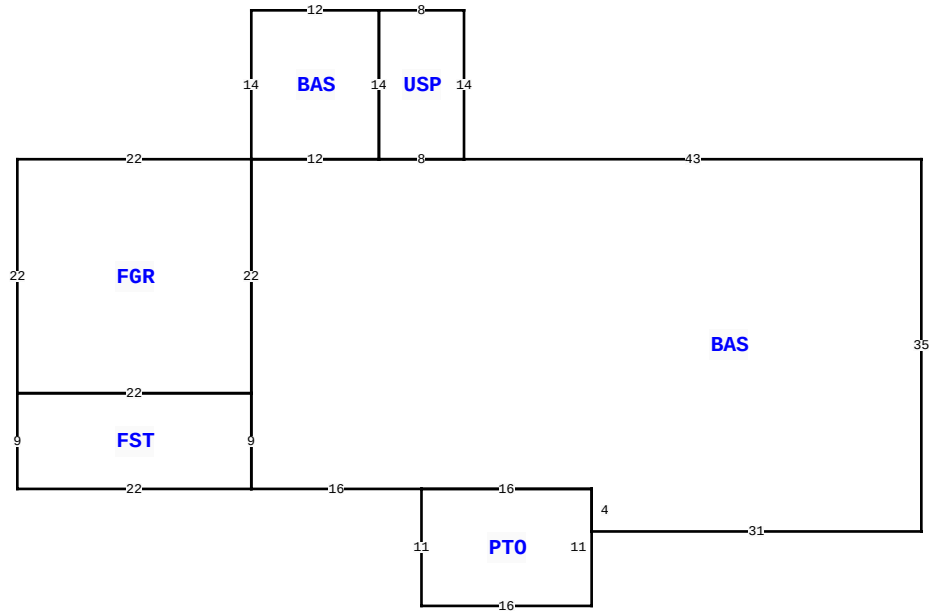
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	168	100		168	14,017
BAS	2,077	100		2,077	173,293
FGR	484	55		266	22,194
FST	198	55		109	9,094
PTO	176	5		9	751
USP	112	35		39	3,254
TOTALS	3,215			2,668	222,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,668	116.6886	128.36	342,464	1974	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2245 HX Base Yr 2017



238 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0060	CARPORT F	0	100	20	32	640.00	UT	3.00	3.00	70	1993	1993	3	70	1,344	
4	0166	CONC,PAVMT	0	100	0	0	550.00	UT	3.00	3.00	100	2007	2007	3	100	1,650	
5	0031	BARN,MT AE	0	100	26	30	780.00	UT	11.00	11.00	100	2019	2019	3	100	8,580	
6	0060	CARPORT F	0	100	30	20	840.00	UT	3.50	3.50	100	2019	2019	3	100	2,940	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	222,602
TOTAL MARKET OB/XF VALUE	20,714
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	252,436
SOH/AGL Deduction	114,802
ASSESSED VALUE	137,634
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	86,223
TOTAL JUST VALUE	283,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1079	12/07/2016	WD	Q	I	01	180,000

GRANTOR: THOMAS E MORRISON & S

GRANTEE: JUDITH MARIE MEGILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 USP= N14 W8 S14 E8$ W8 BAS= N14 W12 S14 E12 $ W12 FGR= W22 S22 E22 N22$ S22 FST= W22 S9 E22 N9$ S9 E16 PTO= S11 E16 N11 W16 $ E16 S4 E31 N35$.

LAND DESCRIPTION

TOTAL OB/XF 20,714

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	6200	A	PASTURE 3	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	32,000							

REVIEW DATE 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 9,120 Market: 32,000 Agricultural: 1,120 Common: 8,000 PRINTED 11/17/2026 BY SYS