E1/2 OF SW1/4 OF NE1/4 OF SW1/4 OF NE1/4 OF SW1/4, EX THE N 25 F

GEIGER AMY/PENNINGTON MICHAEL
546 SW LEGION DR
LAKE CITY, FL 32024

2027

16-4S-16-03040-000

BUILDING CHARACTERISTICS

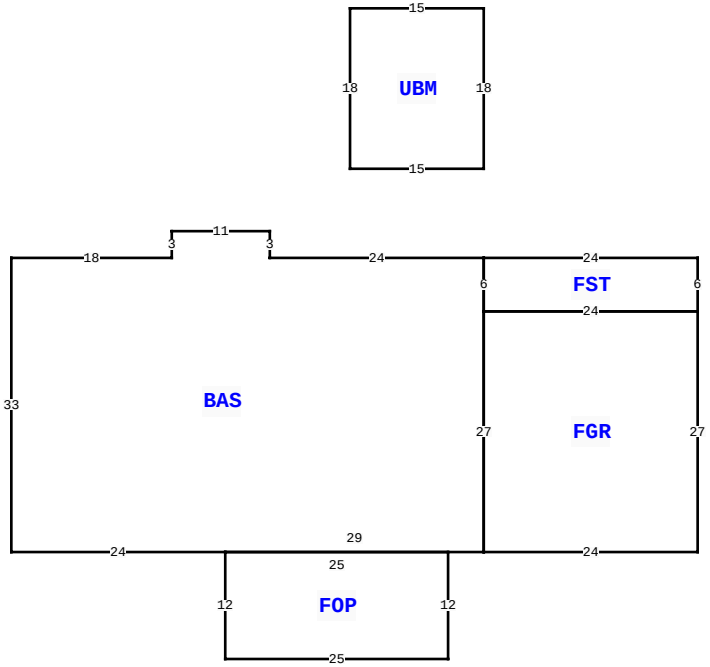
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,782	100		1,782	106,466
FGR	648	55		356	21,269
FOP	300	30		90	5,377
FST	144	55		79	4,720
UBM	270	20		54	3,226
TOTALS	3,144			2,361	141,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,361	108.6230	119.49	282,116	1986	1986	0	0	15	35.00	50.00

1 SINGLE FAM 50% - 2027 Heated Area: 1782 HX Base Yr 2027



546 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0020	BARN,FR	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	50	16	31	496.00	UT	2.00	2.00	70	1993	1993	3	70	694	
4	0166	CONC,PAVMT	0	50	3	40	120.00	UT	2.00	2.00	70	1993	1993	3	70	168	
5	0296	SHED METAL	0	50	10	16	160.00	UT	5.00	5.00	70	1993	1993	3	70	560	
6	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
8	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,058
TOTAL MARKET OB/XF VALUE		6,422
TOTAL LAND VALUE - MARKET		85,500
TOTAL MARKET VALUE		154,500
SOH/AGL Deduction		0
ASSESSED VALUE		154,500
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		103,089
TOTAL JUST VALUE		232,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32169	MAINT/ALTR	55	07/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1610	9/29/2026	PB	U	I	18	0

GRANTOR: CLERK OF COURT (PENNI

GRANTEE: GEIGER AMY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N3 W11 S3 W18 S33 E24 FOP= S12 E25 N12 W25$ E29FGR= E24 N27 W24 S27$ N27 FST= E24 N6 W24 S6$ N6$ PTR= N10 UBM= N18 W15 S18 E15$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 6,422

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	50		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 07/11/2024 BY KS Total Acres: 10.00 Total Land Value: 7,020 Market: 81,000 Agricultural: 2,520 Common: 4,500 PRINTED 11/17/2026 BY SYS