

COMM AT NW COR OF SE1/4, E 335.3
385.20 FT FOR POB, RUN S 630.65
COUNTY RD, E ALONG R/W 296.06 FT

GUANCHE JUAN CARLOS
197 SW LEGION DR
LAKE CITY, FL 32024

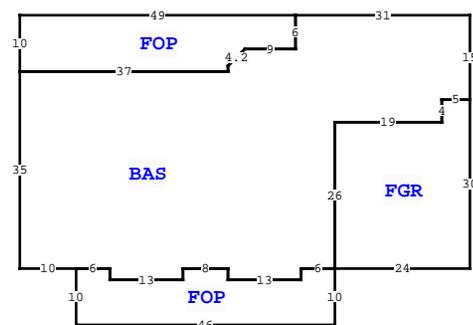
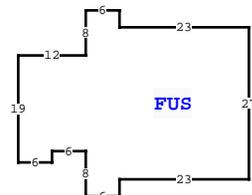
2026

16-4S-16-03041-031



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
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
BAS	2,562	100	
FGR	644	55	
FOP	408	30	
FOP	447	30	
FUS	1,035	100	
SFB	256	80	2021
TOTALS	5,352		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025		592,620	2009	2009	0	0	16.00	84.00
Heated Area: 3853 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			497,801
TOTAL MARKET OB/XF VALUE			15,220
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			555,021
SOH/AGL Deduction			327,186
ASSESSED VALUE			227,835
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			176,424
TOTAL JUST VALUE			555,021
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			560,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25606	SFR	1,035	03/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1174	4/12/2024	WD	Q	I	01	575,000

GRANTOR: SESSIONS BARRY F	
GRANTEE: GUANCHE JUAN CARLOS	
1028/0689	10/15/2004 WD Q I 42,000
GRANTOR: ELAINE TOLAR	
GRANTEE: BARRY F & PAIGE SES	

BUILDING NOTES	
BAS=[ORIG=0,0] W31 S6 W9 D3L3 S1 W37 S35 E10 E6 S2 E13 N2 E8 S2 E13 N2 E6 N26 E19 N4 E5 N15 \$	
FUS=[ORIG=0,-30] N27 W23 N3 W6 S8 W12 S19 E6 N2 E6 S8 E6 N3 E23 \$	
FGR=[ORIG=-24,45] E24 N30 W5 S4 W19 S26 \$	
FOP=[ORIG=-31,0] W49 S10 E37 N1 U3R3 E9 N6 \$	
FOP=[ORIG=-70,45] S10 E46 N10 W6 S2 W13 N2 W8 S2 W13 N2 W6 \$	
SFB=[YR=2021;ORIG=-95,11] W16 S16 E16 N16 \$	
PTR=[ORIG=0,0] N30 S30 \$	

EXTRA FEATURES		197 SW LEGION DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100 0 0
2	0166	CONC,PAVMT	0 100 0 0
3	0296	SHED METAL	0 100 16 16
4	0070	CARPORT UF	0 100 0 0
5	0070	CARPORT UF	0 100 24 40

TOTAL OB/XF												15,220												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.20	AC		1.00	1.00	1.00	10,000.00	10,000.00	42,000							