

BEG AT NE COR OF NW1/4 OF NE1/4
137.49 FT, S 632.88 FT, E 138.61
FT TO POB.

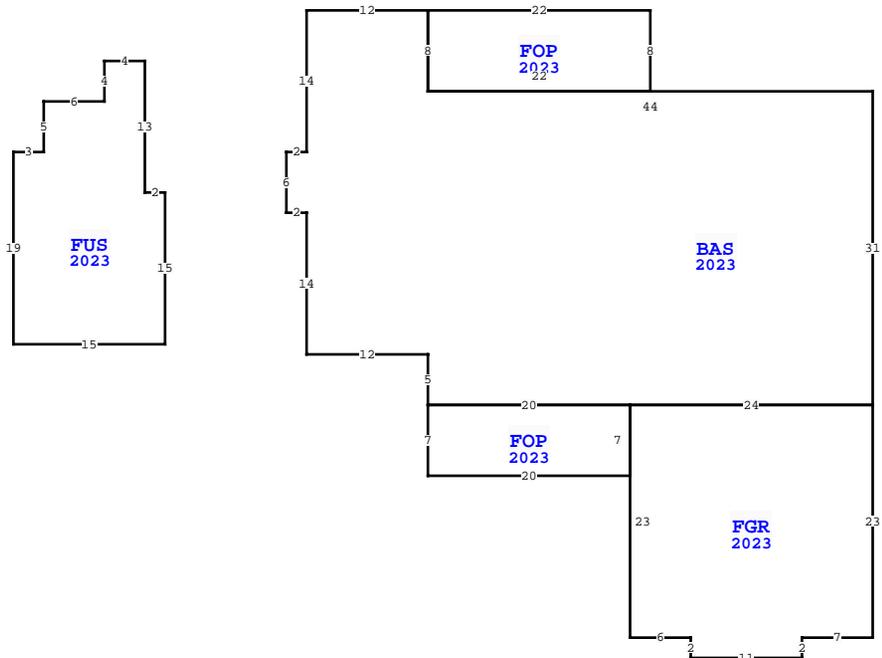
HURST BRANDON WESLEY/HURST LOVISA EMINE
493 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03041-036

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	1,784	100	2023
FGR	574	55	2023
FOP	140	30	2023
FOP	176	30	2023
FUS	343	100	2023
TOTALS	3,017		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,538	130.1685	148.39	376,614	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 2127 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		365,316	
TOTAL MARKET OB/XF VALUE		48,029	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		429,345	
SOH/AGL Deduction		18,583	
ASSESSED VALUE		410,762	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		359,351	
TOTAL JUST VALUE		429,345	
NCON VALUE		44,453	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053996	Swimming Pool and	60,000	09/08/2025
000041995	New Residential C	200,000	05/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/694	11/30/2022	WD	Q	V	01	489,900
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: HURST BRANDON WESLE						
1480/1256	11/30/2022	WD	U	V	11	100
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: HURST BRANDON WESLE						

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	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
2	0280	POOL R/CON	0	100	36	18	648.00	UT	70.00	70.00	100	2026	2025		98	44,453	
3	0080	DECKING	0	100	0	0	432.00	UT	5.50	5.50	100	2026	2025		100	2,376	

TOTAL OB/XF										48,029							

BUILDING NOTES									
BAS=[YR=2023;ORIG=80,20] W44 N8 W12 S14 W2 S6 E2 S14 E12 S5 E20 E24 N31 \$									
FGR=[YR=2023;ORIG=80,51] W24 S23 E6 S2 E11 N2 E7 N23 \$									
FOP=[YR=2023;ORIG=36,12] E22 S8 W22 N8 \$									
FOP=[YR=2023;ORIG=36,51] E20 S7 W20 N7 \$									
FUS=[YR=2023;ORIG=10,30] W2 N13 W4 S4 W6 S5 W3 S19 E15 N15 \$									

LAND DESCRIPTION										TOTAL OB/XF										48,029									
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	100		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000												

BUILDING DIMENSIONS									
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