LOT 3 SOUTH POINTE S/D.
ORB 928-1447, PROB 1171-2085,

ROGERS JAMES C/ROGERS KELLY J
1005 SW LEGION DR
LAKE CITY, FL 32024

2026

17-4S-16-03051-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

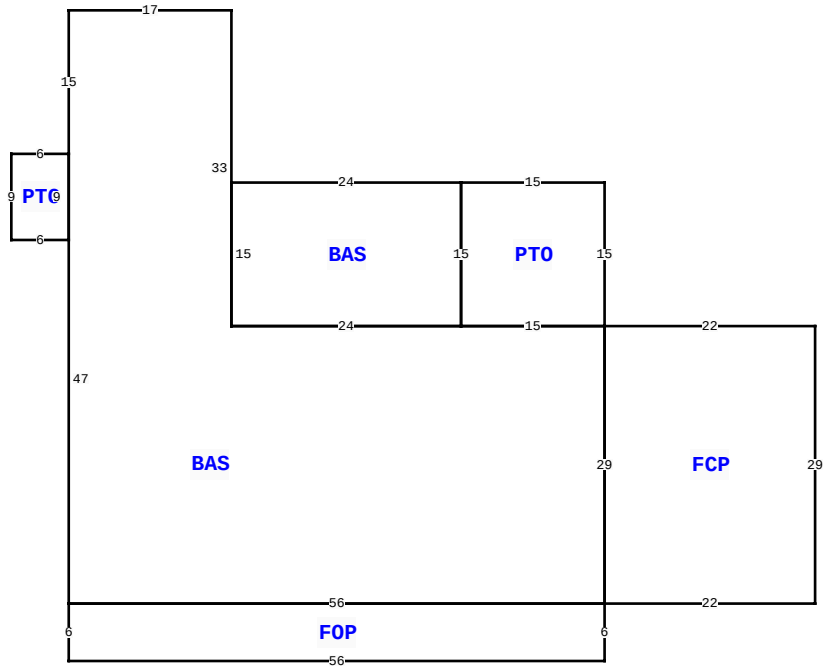
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	36,004
BAS	2,185	100		2,185	218,523
FCP	638	25		160	16,002
FOP	336	30		101	10,101
PTO	54	5		3	300
PTO	225	5		11	1,100
TOTALS	3,798			2,820	282,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,820	123.5586	140.86	397,225	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2011 Heated Area: 2545 HX Base Yr 2011



1005 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,030
TOTAL MARKET OB/XF VALUE		31,684
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		379,714
SOH/AGL Deduction		113,476
ASSESSED VALUE		266,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,827
TOTAL JUST VALUE		379,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1200/2451	7/26/2010	WD	U	I	12	158,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: JAMES C & KELLY J R						
1191/2500	3/22/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT (JOSE						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N15 W15 S15 E15$ BAS= W15 BAS= N15 W24 S15 E24$ W24 N33 W17 S15 PTO= W6 S9 E6 N9$ S47 FOP= S6 E56 N6 W56$ E56 FCP= E22 N29 W22 S29$ N29$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2001	2001	3	40	11,760	
3	0166	CONC,PAVMT	0	100	39	50	1,500.00	UT	1.50	1.50	100	2001	2001	3	100	2,250	
4	0166	CONC,PAVMT	0	100	0	0	2,679.00	UT	1.50	1.50	100	1996	1996	3	100	4,019	
5	0120	CLFENCE 4	0	100	0	0	390.00	UT	2.50	2.50	100	2001	2001	3	100	975	
6	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
7	0070	CARPORT UF	0	100	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
8	0210	GARAGE U	0	100	24	28	672.00	UT	16.00	16.00	75	2014	2014	3	75	8,064	

LAND DESCRIPTION

TOTAL OB/XF 31,684

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	60,000.00	66,000.00	66,000							

REVIEW DATE 05/10/2019 BY KR Total Acres: 6.21 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 05/08/2026 BY SYS