LOT 4 SOUTH POINTE S/D.

916-1061, WD 1110-239, WD 1132-8

BILLINGS RANDALL C/BILLINGS SHIRLEY
1045 SW LEGION DR
LAKE CITY, FL 32024

2027

17-4S-16-03051-104

BUILDING CHARACTERISTICS

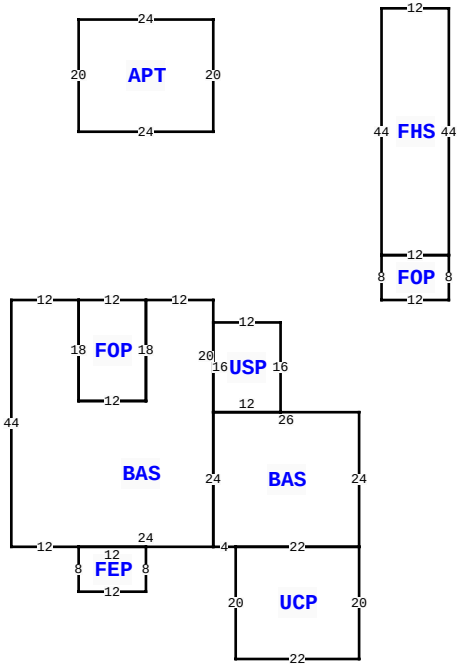
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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
APT	480	100		480	57,111
BAS	624	100		624	74,244
BAS	1,368	100		1,368	162,766
FEP	96	80		77	9,161
FHS	528	60		317	37,717
FOP	96	30		29	3,450
FOP	216	30		65	7,734
UCP	440	20		88	10,470
USP	192	35		67	7,972
TOTALS	4,040			3,115	370,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,115	140.3799	154.42	481,018	2008	2008	0	0	0	22.95	77.05

1 SINGLE FAM 100% - 2019 Heated Area: 3000 HX Base Yr 2019



1045 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	370,624
TOTAL MARKET OB/XF VALUE	38,749
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	469,373
SOH/AGL Deduction	164,553
ASSESSED VALUE	304,820
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	253,409
TOTAL JUST VALUE	469,373
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26638	SFR	730	01/18/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1769	12/03/2018	WD	Q	I	01	304,300
GRANTOR: MATTHEW J PAUL & WAND						
GRANTEE: RANDALL C & SHIRLEY						
1132/0820	9/24/2007	WD	Q	I	01	100
GRANTOR: MATTHEW J PAUL						
GRANTEE: MATTHEW J PAUL & WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W12 S18 E12 N18$ S18 W12 N18 W12 S44 E12 FEP= S8 E12 N8 W12$ E24 BAS= E4 UCP= S20 E22 N20 W22$ E22 N24 W26 S24$ N24 USP= E12 N16 W12 S16$ N20$ PTR= E30 FOP= E12 N8 FHS= N44 W12 S44 E12$ W12 S8$ W30$ PTR= N30 APT= N20 W24 S20 E24$ S30$.

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	0120	CLFENCE 4	0	100	0	0	206.00	UT	2.50	2.50	100	1996	1996	3	100	515	
2	0166	CONC,PAVMT	0	100	24	26	624.00	UT	1.50	1.50	100	1996	1996	3	100	936	
3	0040	BARN,POLE	0	100	14	15	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
4	0031	BARN,MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	50	1994	1994	3	50	14,400	
5	0166	CONC,PAVMT	0	100	0	0	1,034.00	UT	2.00	2.00	100	2014	2014	3	100	2,068	
6	0060	CARPORT F	0	100	0	0	638.00	UT	5.00	5.00	100	2014	2014	3	100	3,190	
7	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,500	
8	0041	BARN,MACH	0	100	0	0	1,848.00	UT	5.00	5.00	100	2014	2014	3	100	9,240	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 38,749

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	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/10/2019 BY KR Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS