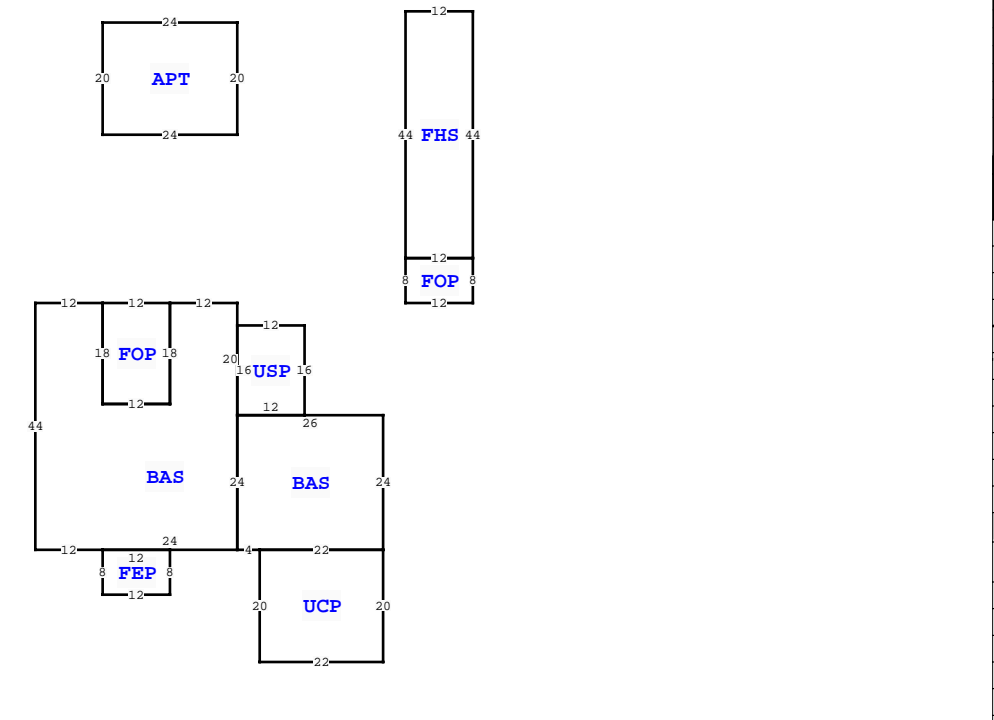


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100

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	157.23	489,771	2008	2008	0	0	22.95	77.05



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	58,150
BAS	624	100		624	75,595
BAS	1,368	100		1,368	165,728
FEP	96	80		77	9,328
FHS	528	60		317	38,403
FOP	96	30		29	3,513
FOP	216	30		65	7,875
UCP	440	20		88	10,661
USP	192	35		67	8,116
TOTALS	4,040			3,115	377,369

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	206.00	UT	2.50	2.50	100
2	0166	CONC, PAVMT	0	100	24	26	624.00	UT	1.50	1.50	100
3	0040	BARN, POLE	0	100	14	15	1.00	UT	0.00	0.00	100
4	0031	BARN, MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	50
5	0166	CONC, PAVMT	0	100	0	0	1,034.00	UT	2.00	2.00	100
6	0060	CARPORT F	0	100	0	0	638.00	UT	5.00	5.00	100
7	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100
8	0041	BARN, MACH	0	100	0	0	1,848.00	UT	5.00	5.00	100
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100

1045 SW LEGION DR, LAKE CITY		BLD DATE	LGL DATE	04/22/2026	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		377,369	
TOTAL MARKET OB/XF VALUE		38,749	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		476,118	
SOH/AGL Deduction		180,176	
ASSESSED VALUE		295,942	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		244,531	
TOTAL JUST VALUE		476,118	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,729	

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\$.	

LAND DESCRIPTION												TOTAL OB/XF												38,749				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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											