



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	15 HARDTILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 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	1,932	100		1,932	208,281
FGR	484	55		266	28,676
FOP	44	30		13	1,401
FSP	224	40		90	9,703
TOTALS	2,684			2,301	248,062

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%	- 2014	141.85	326,397	2001	2001	0	0	24.00	76.00

Heated Area: 1932 HX Base Yr 2014

1277 SW LEGION DR, LAKE CITY

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

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	248,062
TOTAL MARKET OB/XF VALUE	17,687
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	325,749
SOH/AGL Deduction	117,595
ASSESSED VALUE	208,154
TOTAL EXEMPTION VALUE	106,411
BASE TAXABLE VALUE	101,743
TOTAL JUST VALUE	325,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045492	Roof Replacement	16,800	09/23/2022
18187	SFR	270	04/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/2639	9/30/2013	WD Q	Q	I	01	237,000

GRANTOR: DEE ANN LING NELSON &
GRANTEE: GREGORY M SR & SUSANA

1261/2196	9/23/2013	PB U	I	18	100
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GRANTOR: CLERK OF COURT (DORIS)
GRANTEE: DONALD REESE LING J

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	3,736.00	UT	1.50	1.50	100	2001	2001	3	100	5,604	
2	0031	BARN, MT AE	0	100	18	40	UT	2.50	2.50	100	2006	2006	3	100	1,800	
3	0070	CARPORT UF	0	100	18	20	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0296	SHED METAL	0	100	11	19	UT	7.00	7.00	100	2006	2006	3	100	1,463	
5	0031	BARN, MT AE	0	100	10	40	UT	11.00	11.00	100	2019	2019	3	100	7,920	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W16 S14 E16\$ W39 S36 FGR= S22 E22 N22 W22\$ E33 FOP= S4 E8 N4 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E13 N36\$.

LAND DESCRIPTION

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