LOT 1 LEGION PLACE S/D.

ORB 956-431, ORDER 1260-2786,

SUND GREGORY M SR/SUND SUSAN C
1277 SW LEGION DR
LAKE CITY, FL 32024-4070

2027

17-4S-16-03051-201

BUILDING CHARACTERISTICS

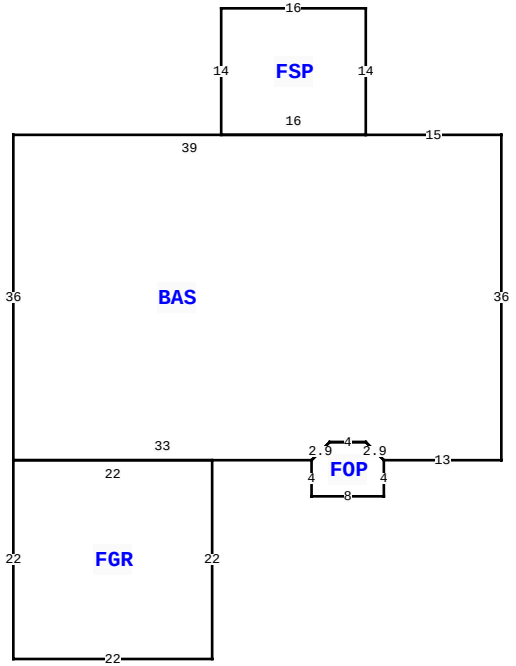
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	204,566
FGR	484	55		266	28,165
FOP	44	30		13	1,376
FSP	224	40		90	9,530
TOTALS	2,684			2,301	243,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	126.6529	139.32	320,575	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2014 Heated Area: 1932 HX Base Yr 2014



1277 SW LEGION DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	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	720.00	UT	2.50	2.50	100	2006	2006	3	100	1,800	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0296	SHED METAL	0	100	11	19	209.00	UT	7.00	7.00	100	2006	2006	3	100	1,463	
5	0031	BARN,MT AE	0	100	10	40	720.00	UT	11.00	11.00	100	2019	2019	3	100	7,920	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	243,637
TOTAL MARKET OB/XF VALUE	17,687
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	321,324
SOH/AGL Deduction	106,925
ASSESSED VALUE	214,399
TOTAL EXEMPTION VALUE	HX HB SX DX 106,411
BASE TAXABLE VALUE	107,988
TOTAL JUST VALUE	321,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,749

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	I	01	237,000
GRANTOR: DEE ANN LING NELSON &						
GRANTEE: GREGORY M SR & SUSA						
1261/2196	9/23/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (DORIS						
GRANTEE: DONALD REESE LING J						

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

TOTAL OB/XF 17,687

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 11/18/2022 BY JS Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/16/2026 BY SYS