LOT 2 LEGION PLACE S/D.

930-47, WD 1541-2101

RAULERSON JOEY A/RAULERSON SHANNON R
1362 SW LEGION DR
LAKE CITY, FL 32024

2027

17-4S-16-03051-202

BUILDING CHARACTERISTICS

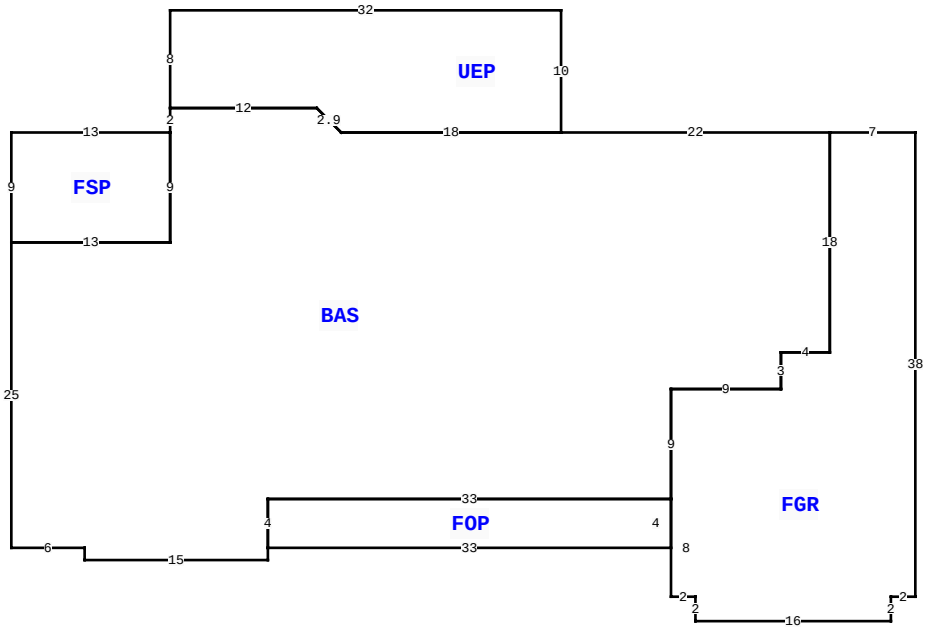
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,889	100		1,889	227,204
FGR	531	55		292	35,121
FOP	132	30		40	4,811
FSP	117	40		47	5,653
UEP	294	60		176	21,169
TOTALS	2,963			2,444	293,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	138.4119	152.25	372,099	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2026 Heated Area: 1889 HX Base Yr



1363 SW LEGION DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	293,958
TOTAL MARKET OB/XF VALUE	13,678
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	367,636
SOH/AGL Deduction	0
ASSESSED VALUE	367,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	367,636
TOTAL JUST VALUE	367,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047203	Roof Replacement	18,500	05/10/2023
21555	SFR	585	02/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2101	6/03/2025	WD	Q	I	01	520,000
GRANTOR: FAIRCLOTH BRIAN E						
GRANTEE: RAULERSON JOEY A						
0930/0047	6/27/2001	WD	Q	V		41,000
GRANTOR: GIEBEIG						
GRANTEE: BRIAN & CYNTHIA FAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UEP= N10 W32 S8 E12 D2 R2 E18$ W18 L2 U2 W12 S2 FSP= W13 S9 E13 N9$ S9 W13 S25 E6 S1 E15 N1 FOP= E33 N4 W33 S4$ N4 E33 FGR= S8 E2 S2 E16 N2 E2 N38 W7 S18 W4 S3 W9 S9$ N9 E9 N3 E4 N18$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	849.00	UT	2.00	2.00	100	2004	2004	3	100	1,698	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	
4	0031	BARN,MT AE	0	0	22	40	880.00	UT	11.00	11.00	100	2014	2014	3	100	9,680	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 13,678

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	0		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 06/27/2025 BY TP Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS