LOT 9 LEGION PLACE S/D.

ORB WD 1000-2054.

GIBBONS OSCAR/GIBBONS LYNN P
1238 SW LEGION DR
LAKE CITY, FL 32024

2027

17-4S-16-03051-209

BUILDING CHARACTERISTICS

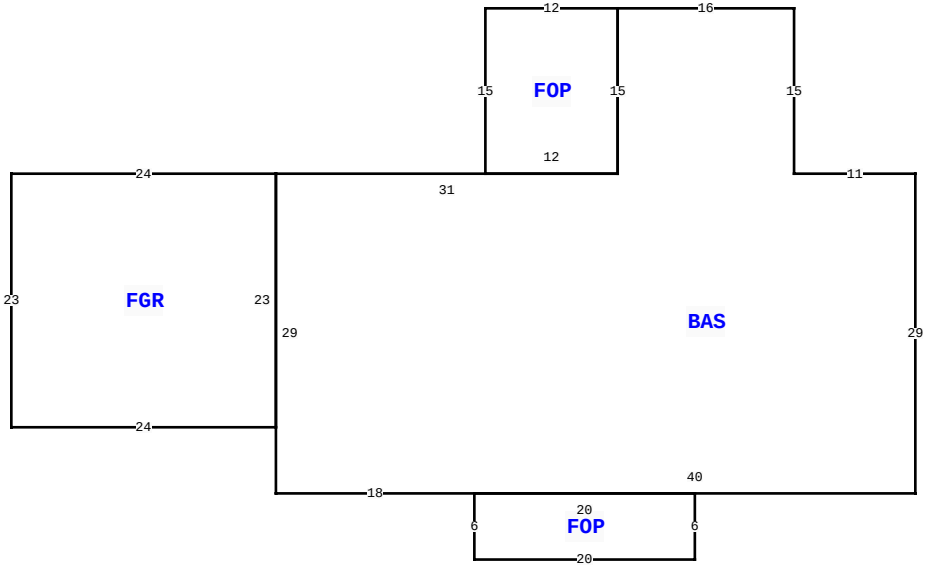
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
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	1,922	100		1,922	200,393
FGR	552	55		304	31,696
FOP	120	30		36	3,753
FOP	180	30		54	5,630
TOTALS	2,774			2,316	241,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	121.5176	133.67	309,580	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2004 Heated Area: 1922 HX Base Yr 2004



1238 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	2,820.00	UT	2.00	2.00	100	2003	2003	3	100	5,640	
2	0296	SHED METAL	0	100	10	16	160.00	UT	7.00	7.00	100	2006	2006	3	100	1,120	
3	0070	CARPORT UF	0	100	18	24	432.00	UT	2.50	2.50	50	2006	2006	3	50	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		241,472
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		308,772
SOH/AGL Deduction		83,038
ASSESSED VALUE		225,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,323
TOTAL JUST VALUE		308,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053483	Roof Replacement	16,650	06/27/2025
20486	SFR	331	03/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/2054	11/14/2003	WD	Q	I		166,900

GRANTOR: PETER W GIEBEIG

GRANTEE: OSCAR & LYNN P GIBB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N15 W16 FOP= W12 S15 E12 N15$ S15 W31 FGR= W24 S23 E24 N23$ S29 E18 FOP= S6 E20 N6 W20$ E40 N29$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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 07/08/2025 BY chuck Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS