LOT 6 HERITAGE HILLS PHASE 1.

WD 1041-2997, DC 1209-2300, WD 1

MARLOWE DON/MARLOWE ZELDA
394 SW LEGACY GLN
LAKE CITY, FL 32025

2027

18-4S-17-08466-016

BUILDING CHARACTERISTICS

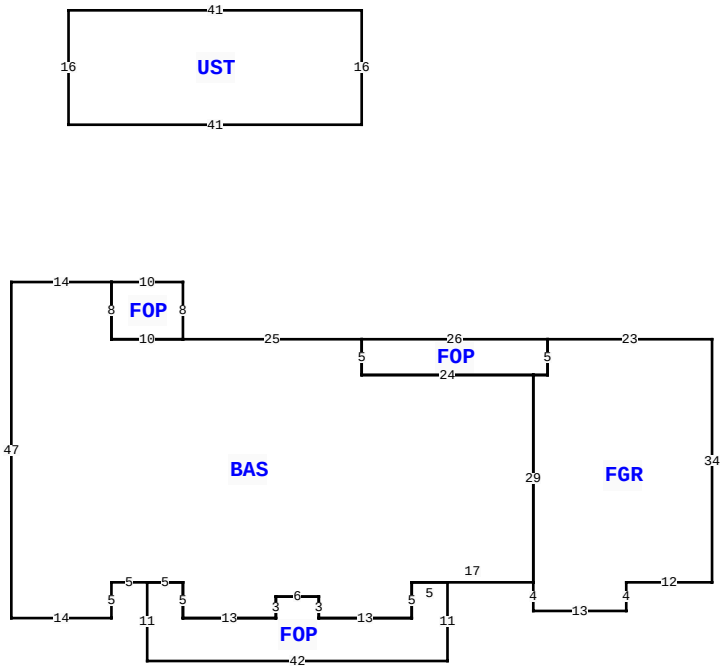
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100		2,686	303,041
FGR	892	55		491	55,396
FOP	80	30		24	2,708
FOP	130	30		39	4,400
FOP	320	30		96	10,831
UST	656	45		295	33,282
TOTALS	4,764			3,631	409,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,631	128.1273	140.94	511,753	2006	2006	0	0	0	19.95	80.05

1 SINGLE FAM 100% - 2016 Heated Area: 2686 HX Base Yr 2016



394 SW LEGACY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	2,862.00	UT	1.75	1.75	100	2006	2006	3	100	5,009	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,658
TOTAL MARKET OB/XF VALUE	5,009
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	449,667
SOH/AGL Deduction	131,079
ASSESSED VALUE	318,588
TOTAL EXEMPTION VALUE	HX HB 13 318,588
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	449,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	457,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23309	SFR	762	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0297	9/17/2015	WD	Q	I	01	285,000
GRANTOR: JOHN V & JANET A DOW						
GRANTEE: DON & ZELDA MARLOWE						
1041/2997	2/11/2005	WD	Q	V		30,000
GRANTOR: WAYNE T & GOLDIE K HU						
GRANTEE: JOHN V & JANET A DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N8 W10 S8 E10$ W10 N8 W14 S47 E14 N5 E5 FOP= S11 E42 N11 W5 S5 W13 N3 W6 S3 W13 N5 W5$ E5 S5 E13 N3 E6 S3 E13 N5 E17 FGR= S4 E13 N4 E12 N34 W23 S5 W2 S29$ N29 FOP= E2 N5 W26 S5 E24$ W24 N5$ PTR= N30 UST= N16 W41 S16 E41$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,009

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS