LOT 8 HERITAGE HILLS PHASE 2.
WD 1064-129, WD 1471-313, WD 148

ROBEY GARY DEAN/ROBEY KATEE ANN
367 SW LEGACY GLN
LAKE CITY, FL 32025

2026

18-4S-17-08466-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

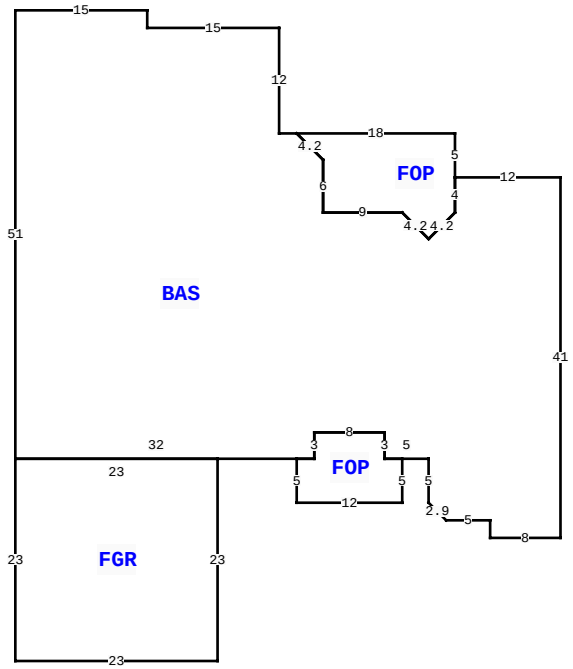
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,571	100		2,571	287,407
FGR	529	55		291	32,531
FOP	84	30		25	2,794
FOP	149	30		45	5,030
TOTALS	3,333			2,932	327,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,932	123.2385	140.49	411,917	2006	2006	0	0	0	20.43	79.57

1 SINGLE FAM 100% - 2024 Heated Area: 2571 HX Base Yr 2024



367 SW LEGACY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		327,762
TOTAL MARKET OB/XF VALUE		26,483
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		389,245
SOH/AGL Deduction		45,327
ASSESSED VALUE		343,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,507
TOTAL JUST VALUE		389,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29396	POOL	165	05/13/2011
23985	SFR	767	12/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/618	3/08/2023	WD	Q	I	01	495,000
GRANTOR: MORRIS FAMILY REVOCAB						
GRANTEE: ROBEY GARY DEAN						
1471/313	7/06/2022	WD	U	I	11	100
GRANTOR: MORRIS TIMOTHY K						
GRANTEE: MORRIS FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N5 W18 D3 R3 S6 E9 D3 R3 R3 U3 N4$ S4 D3 L3 L3 U3 W9 N6 L3 U3 W2 N12 W15 N2 W15 S51 FGR= S23 E23 N23 W23$ E32 FOP= S5 E12 N5 W2 N3 W8 S3 W2$ E2 N3 E8 S3 E5 S5 R2 D2 E5 S2 E8 N41$.

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	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
2	0280	POOL R/CON	0	100	13	31	403.00	UT	70.00	70.00	100	2011	2011	3	68	19,183	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,500	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 26,483

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 04/21/2023 BY ME Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS