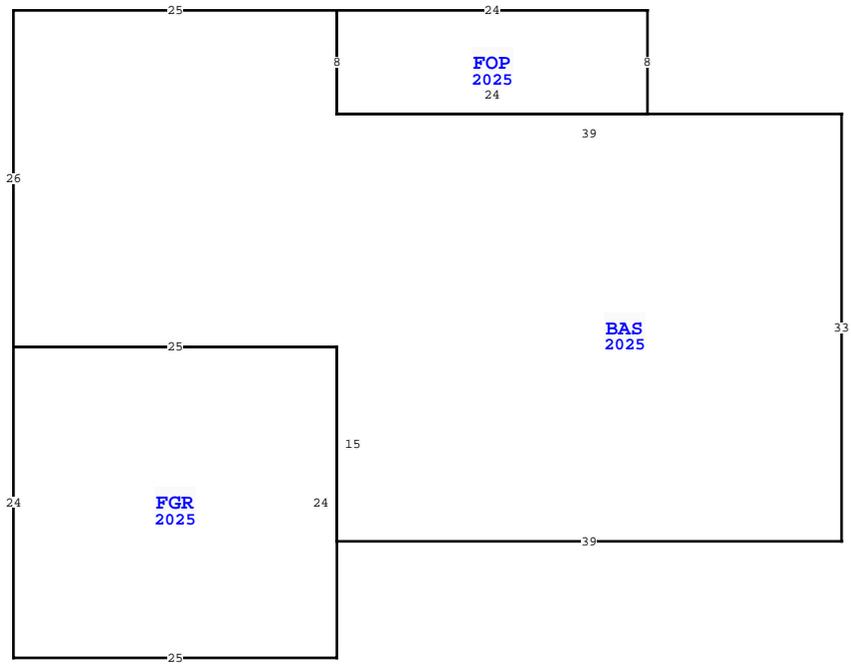


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025	119.70	278,302	2024	2024	0	0	1.00	99.00



Quality	05	05			
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	1,937	100	2025	1,937	229,540
FGR	600	55	2025	330	39,106
FOP	192	30	2025	58	6,874
TOTALS	2,729			2,325	275,519

331 SW LEGACY GLN, LAKE CITY

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

EXTRA FEATURES																
L N	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			3.00	100	2025	2024		100	2,040	

TOTAL OB/XF 2,040

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			275,519
TOTAL MARKET OB/XF VALUE			2,040
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			312,559
SOH/AGL Deduction			133,752
ASSESSED VALUE			178,807
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411	
BASE TAXABLE VALUE			72,396
TOTAL JUST VALUE			312,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047529	New Residential C	220,000	06/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/2011	5/15/2024	WD Q	Q	I	01	415,000
GRANTOR: A & B MANAGEMENT LLC						
GRANTEE: HAYES JEFFREY E						
1486/300	3/09/2023	WD Q	V	01		40,000
GRANTOR: HOLMES JACKIE						
GRANTEE: A & B MANAGEMENT LL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=10,-20] W39 N8 W25 S26 E25 S15 E39 N33 \$											
FGR=[YR=2025;ORIG=-54,-2] E25 S24 W25 N24 \$											
FOP=[YR=2025;ORIG=-29,-28] E24 S8 W24 N8 \$											