LOT 9 HERITAGE HILLS PHASE 2.
WD 1407-2604, WD 1486-300, WD 15

HAYES JEFFREY E/HAYES KATHLEEN M
331 SW LEGACY GLN
LAKE CITY, FL 32025

2027

18-4S-17-08466-029

BUILDING CHARACTERISTICS

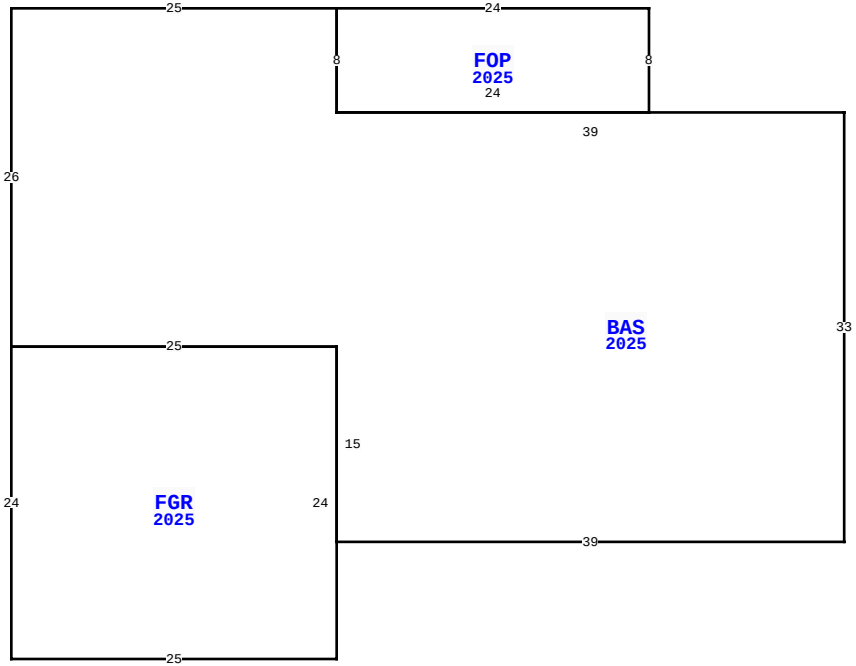
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	221,487
FGR	600	55	2025	330	37,734
FOP	192	30	2025	58	6,632
TOTALS	2,729			2,325	265,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	105.0000	115.50	268,538	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1937 HX Base Yr 2025



331 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	680.00	UT	3.00	3.00	100	2025	2024		100	2,040	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		265,853
TOTAL MARKET OB/XF VALUE		2,040
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,893
SOH/AGL Deduction		118,722
ASSESSED VALUE		184,171
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411
BASE TAXABLE VALUE		77,760
TOTAL JUST VALUE		302,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,726

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	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

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,040

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 03/18/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS