LOT 10 HERITAGE HILLS PHASE 2.
WD 1063-485, WD 1063-2412, WD 14

DAVID DOUGLAS
295 SW LEGACY GLN
LAKE CITY, FL 32025

2027

18-4S-17-08466-030

BUILDING CHARACTERISTICS

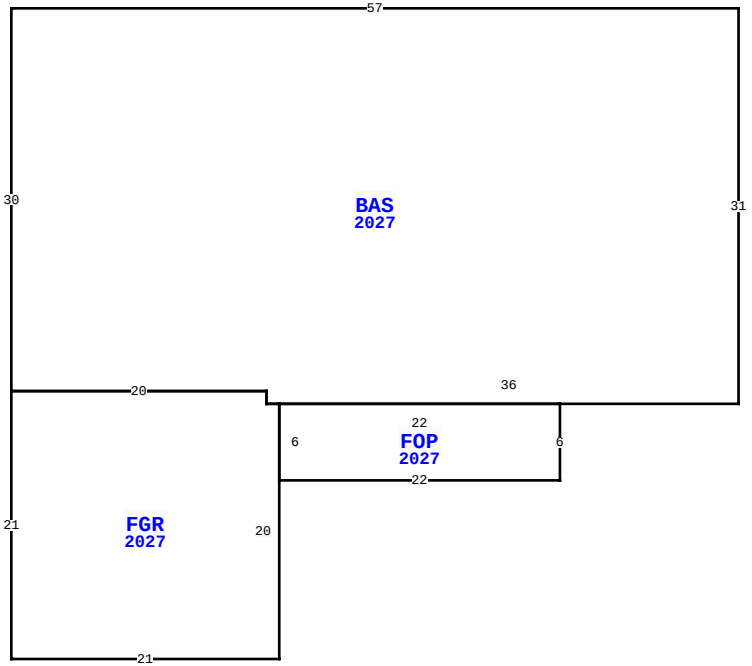
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,747	100	2027	1,747	214,689
FGR	440	55	2027	242	29,739
FOP	132	30	2027	40	4,916
TOTALS	2,319			2,029	249,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	111.7200	122.89	249,344	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1747 HX Base Yr 2027



295 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	1,200.00	UT	3.50	3.50	100	2027	2026		100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,344
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,544
SOH/AGL Deduction		0
ASSESSED VALUE		288,544
TOTAL EXEMPTION VALUE	HX HB 13	288,544
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		288,544
NCON VALUE		253,544
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053541	New Residential C	350,000	09/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2774	9/03/2026	WD	Q	V	01	400,000
GRANTOR: GATOR LAND DEVELOPMEN						
GRANTEE: DAVID DOUGLAS						
1540/1403	5/16/2025	QC	U	V	11	100
GRANTOR: DAVID DOUG						
GRANTEE: GATOR LAND DEVELOPM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-10,-11] W57 S30 E20 S1 E1 E36 N31 $
FGR=[YR=2027;ORIG=-47,19] W20 S21 E21 N20 W1 N1 $
FOP=[YR=2027;ORIG=-46,26] E22 N6 W22 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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 09/18/2026 BY HC Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS