LOT 11 HERITAGE HILLS PHASE 2.
WD 1446-1095,

BUTLER AARON B/BUTLER LISA M
261 SW LEGACY GLN
LAKE CITY, FL 32025

2027

18-4S-17-08466-031

BUILDING CHARACTERISTICS

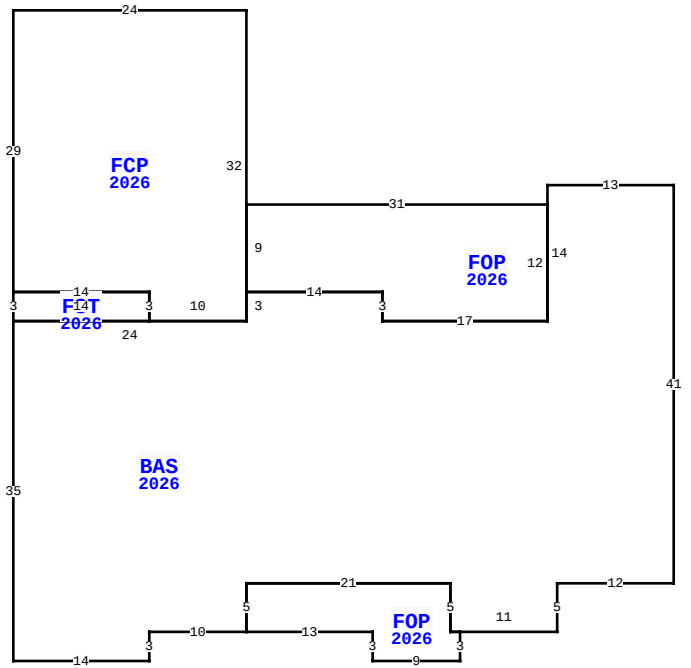
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,277	100	2026	2,277	291,228
FCP	726	25	2026	182	23,278
FOP	132	30	2026	40	5,116
FOP	330	30	2026	99	12,662
FST	42	55	2026	23	2,942
TOTALS	3,507			2,621	335,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,621	116.2770	127.90	335,226	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2277 HX Base Yr 2026



261 SW LEGACY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,226
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		373,826
SOH/AGL Deduction		0
ASSESSED VALUE		373,826
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,415
TOTAL JUST VALUE		373,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055659	Storage Building	17,325	05/12/2026
000050302	New Residential C	325,000	07/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1095	9/01/2021	WD	Q	V	01	30,000

GRANTOR: HUDSON WAYNE T SR

GRANTEE: BUTLER AARON B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,9] W13 S14 W17 N3 W14 S3 W24 S35 E14 N3 E10 N5 E21 S5 E11 N5 E12 N41 $
FCP=[YR=2026;ORIG=36,-9] W24 S29 E14 S3 E10 N32 $
FOP=[YR=2026;ORIG=67,11] W31 S9 E14 S3 E17 N12 $
FOP=[YR=2026;ORIG=57,50] W21 S5 E13 S3 E9 N3 W1 N5 $
FST=[YR=2026;ORIG=12,23] E14 N3 W14 S3 $
.

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	3.00	3.00	100	2026	2025		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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 02/27/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS