

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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
Architectural	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 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 1914 HX Base Yr											

1554 SW LEGION DR, LAKE CITY

L	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 0	12	30	360.00	UT	2.00	2.00	100	2004	2004	3	100	720	
2	0258	PATIO	0 0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0294	SHED WOOD/	0 0	12	24	288.00	UT	10.00	10.00	100	2014	2014	3	100	2,880	
4	0031	BARN, MT AE	0 0	24	24	576.00	UT	15.00	15.00	100	2014	2014	3	100	8,640	
5	0070	CARPORT UF	0 0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
6	0040	BARN, POLE	0 0	32	46	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,680	
7	0104	GENERATOR	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
8	0040	BARN, POLE	0 0	0	0	1.00	UT	3,600.00	3,600.00	100	2025	2024		100	3,600	

NEIGHBORHOOD/LOC	17416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	236,664
FOP	456	30		137	16,940
FOP	476	30		143	17,682
FSP	153	40		61	7,543
TOTALS	2,999			2,255	278,827

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
					04/22/2026	MLU	

LAND DESCRIPTION		TOTAL OB/XF 26,520																						
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY											
VALUATION BY											
Tax Group: 3											STANDARD
BUILDING MARKET VALUE											278,827
TOTAL MARKET OB/XF VALUE											26,520
TOTAL LAND VALUE - MARKET											60,000
TOTAL MARKET VALUE											365,347
SOH/AGL Deduction											0
ASSESSED VALUE											365,347
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											365,347
TOTAL JUST VALUE											365,347
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											359,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053772	Electrical Servic		08/05/2025
000041633	Roof Replacement	15,289	03/30/2021
21656	SFR	585	03/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/434	1/09/2025	WD Q	Q	I	01	479,000
GRANTOR: DONARUMA JOSEPH F JR						
GRANTEE: KARI JOHN RICHARD						
1041/0834	3/15/2005	WD Q	Q	I		185,000
GRANTOR: JOHNNY M & RONDA K SE						
GRANTEE: JOSEPH F JR & KRIST						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W23 FOP= N14 W34 S14 E34\$ W4 FSP= W17 S9 E17 N9\$ S9 W17 N9 W13 S10 D3 L3 S5 R3 D3 S14 FOP= S8 E57 N8 W57\$ E57 N18 E4 N12 W4 N5\$.											