LOT 5 LEGION PLACE S/D.
983-420, WD 1041-834, WD 1531-43

KARI JOHN RICHARD
1554 SW LEGION DR
LAKE CITY, FL 32024

2027

20-4S-16-03051-205

BUILDING CHARACTERISTICS

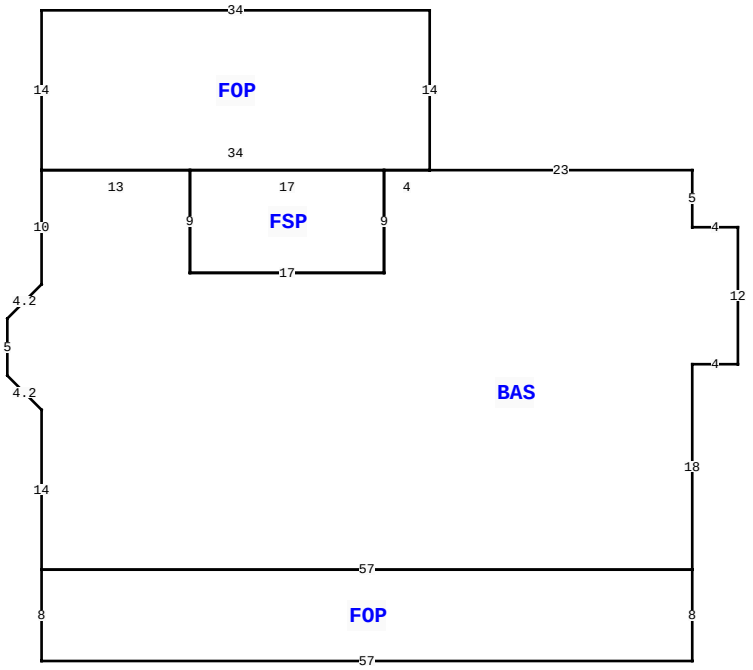
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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
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	228,349
FOP	456	30		137	16,345
FOP	476	30		143	17,060
FSP	153	40		61	7,278
TOTALS	2,999			2,255	269,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,255	123.6015	135.96	306,590	2004	2015	0	0	0	12.25	87.75

1 SINGLE FAM 0% - 2026 Heated Area: 1914 HX Base Yr



1554 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	269,033
TOTAL MARKET OB/XF VALUE	26,520
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	355,553
SOH/AGL Deduction	0
ASSESSED VALUE	355,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,553
TOTAL JUST VALUE	355,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,440

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	I	01	479,000
GRANTOR: DONARUMA JOSEPH F JR						
GRANTEE: KARI JOHN RICHARD						
1041/0834	3/15/2005	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 26,520

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/05/2026 BY robin Total Acres: 5.17 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS