LOT 6 LEGION PLACE S/D.

WD 1009-329, WD 1028-2700,

SINISI ANTHONY/BONDI-SINISI MAGDA
8300 NW 17TH CT
PEMBROKE PINES, FL 33024

2027

20-4S-16-03051-206

BUILDING CHARACTERISTICS

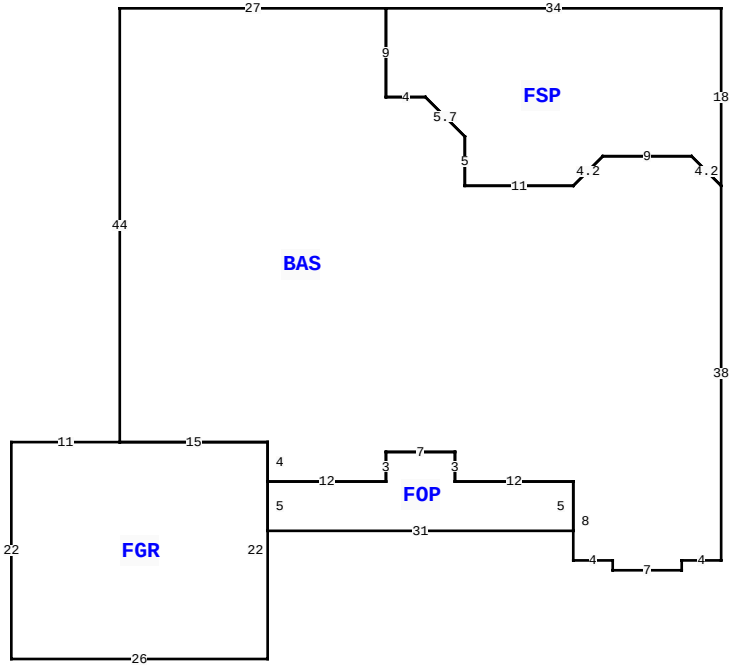
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,462	100		2,462	272,809
FGR	572	55		315	34,904
FOP	176	30		53	5,873
FSP	512	40		205	22,716
TOTALS	3,722			3,035	336,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,035	121.9581	134.15	407,145	2013	2013	0	0	0	17.40	82.60

1 SINGLE FAM 0% - 0 Heated Area: 2462 HX Base Yr



1500 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,505.00	UT	2.00	2.00	100	2013	2013	3	100	5,010	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	336,302
TOTAL MARKET OB/XF VALUE	7,010
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	403,312
SOH/AGL Deduction	0
ASSESSED VALUE	403,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,312
TOTAL JUST VALUE	403,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	409,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28856	SFR	1,067	09/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0644	10/24/2016	LE	U	I	14	100
GRANTOR: ANTHONY & MAGDA BONDI						
GRANTEE: LINDA CONNARD, ANTH						
1028/2700	10/15/2004	WD	Q	V		40,000
GRANTOR: SHACKELFORD						
GRANTEE: SINISI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S44 E15 S4 E12 N3 E7 S3 E12 S8 E4 S1 E7 N1 E4 N38 U3L3 W9 D3L3 W11 N5 U4L4 W4 N9 $
FGR=[ORIG=-27,44] W11 S22 E26 N22 W15 $
FSP=[ORIG=34,18] N18 W34 S9 E4 D4R4 S5 E11 U3R3 E9 D3R3 $
FOP=[ORIG=-12,48] S5 E31 N5 W12 N3 W7 S3 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,010

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 05/13/2019 BY KR Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS