LOT 23 BROTHERS WELCOME AIRPARK.
662-245, 748-477, 939-1899, CT 1

BUDD STEPHEN CHARLES/BUDD CHRISTINE ANNE
150 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

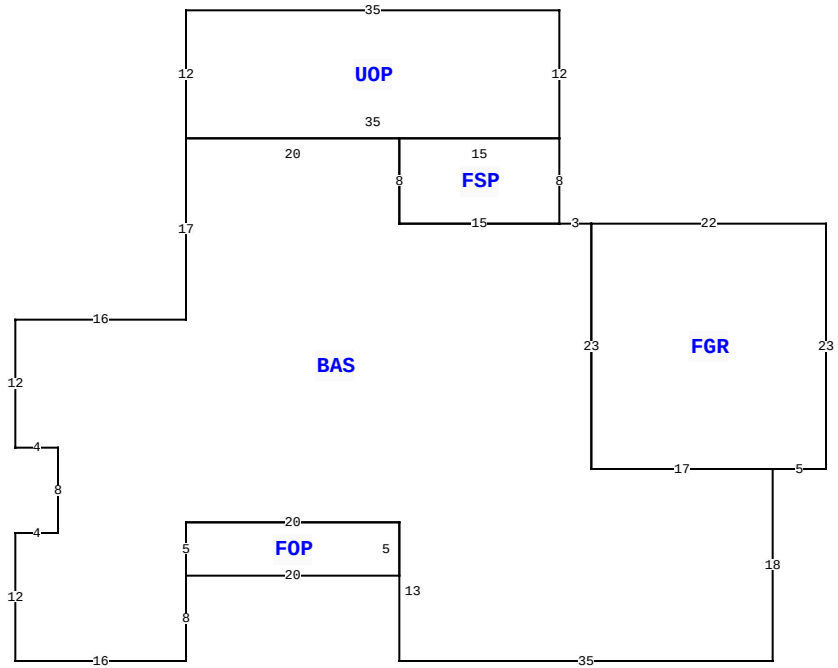
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	180,545
FGR	506	55		278	22,367
FOP	100	30		30	2,413
FSP	120	40		48	3,862
UOP	420	20		84	6,759
TOTALS	3,390			2,684	215,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	110.5146	123.78	332,226	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2244 HX Base Yr



150 SW CESSNA CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	215,947
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	255,347
SOH/AGL Deduction	0
ASSESSED VALUE	255,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,347
TOTAL JUST VALUE	255,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053246	Storage Building	51,600	05/28/2025
000043076	Roof Replacement	14,922	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0610	12/29/2016	WD	Q	I	01	150,000
GRANTOR: WILLIAM W HUNT & BARB						
GRANTEE: STEPHN CHARLES BUDD						
1248/2123	12/11/2012	WD	U	I	12	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILLIAM W HUNT & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N8 UOP= N12 W35 S12 E35$ W15 S8 E15$ W15 N8 W20 S17 W16 S12 E4 S8 W4 S12 E16 N8 FOP= E20 N5 W20 S5$ N5 E20 S13 E35 N18 FGR= E5N23 W22 S23 E17$ W17 N23$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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		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 11/02/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS