LOT 24 BROTHER'S WELCOME AIRPARK
792-1070, DC 1094-913, WD 1295-9

SMITH STEPHEN R/SMITH KAREN M
180 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

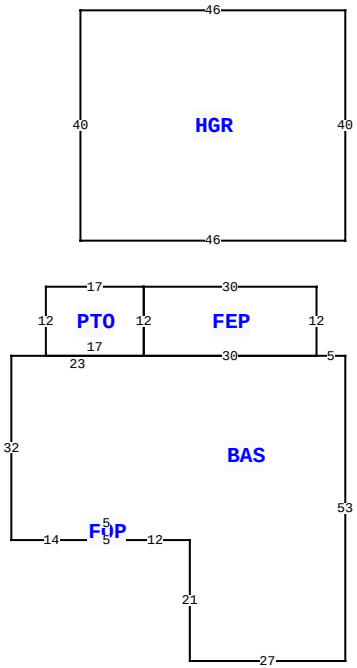
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,408	100		2,408	204,807
FEP	360	80		288	24,495
FOP	15	30		4	340
HGR	1,840	45		828	70,424
PTO	204	5		10	851
TOTALS	4,827			3,538	300,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,538	116.8310	130.85	462,947	1996	1996	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2018 Heated Area: 2408 HX Base Yr 2018



180 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		300,916
TOTAL MARKET OB/XF VALUE		2,363
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,279
SOH/AGL Deduction		179,320
ASSESSED VALUE		158,959
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,237
TOTAL JUST VALUE		338,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,279

PRMT:1:1: PERMIT FOR AIRPLANE HANGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10239	SFR	385	09/25/1995
9643	GARAGE	115	04/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0056	1/11/2017	WD	Q	I	01	250,000
GRANTOR: ADAM L BOWSER						
GRANTEE: STEPHEN R & KAREN M						
1295/0985	5/28/2015	WD	Q	I	01	250,000
GRANTOR: EILEEN D WRIGHT (SING						
GRANTEE: ADAM L BOWSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FEP= N12 W30 S12 E30$ W30 PTO= N12 W17 S12 E17$ W23 S32 E14 FOP= E5 N3 W5 S3$N3 E5 S3 E12 S21 E27 N53 $ PTR= N20 HGR= N40 W46 S40 E46$ S20$.

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	1,575.00	UT	1.50	1.50	100	1996	1996	3	100	2,363	

LAND DESCRIPTION

TOTAL OB/XF 2,363

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 11/02/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS