

LOT 25 BROTHERS WELCOME AIRPARK.
753-682, 782-976, 851-515, 953-1

BAVINGTON PAUL D
128 MERCUTIO LN
ST AUGUSTINE, FL 32092

2026

12-4S-16-02935-027



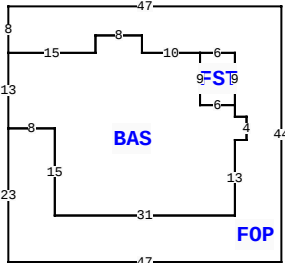
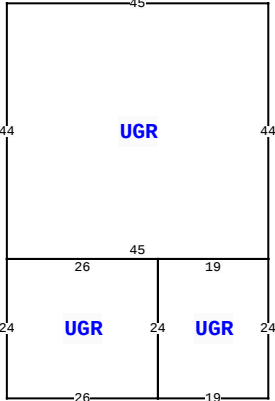
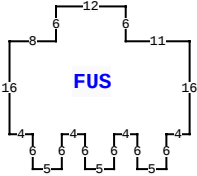
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	950	100		950	88,797
FOP	1,064	30		319	29,817
FST	54	55		30	2,804
FUS	658	100		658	61,503
UGR	456	45		205	19,161
UGR	624	45		281	26,265
UGR	1,980	45		891	83,282
TOTALS	5,786			3,334	311,629

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	14	25		350.00	UT 2.00
2	0170	FPLC 2STRY	0	100	0	0		1.00	UT 2,750.00
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 1,200.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,334	128.3921	143.80	479,429	1994	1994	0	0
1 SINGLE FAM 100% - 2022 Heated Area: 1608 HX Base Yr 2022									



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

TOTAL OB/XF									
4,650									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					311,629				
TOTAL MARKET OB/XF VALUE					4,650				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					351,279				
SOH/AGL Deduction					107,882				
ASSESSED VALUE					243,397				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					192,675				
TOTAL JUST VALUE					351,279				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					351,279				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19977	PLANE HNGR	180	09/17/2002
7923	SFR	48,000	12/21/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1455/2372	12/28/2021	WD	U	I	30	100	
GRANTOR: BAVINGTON ANTHONY F							
GRANTEE: BAVINGTON PAUL D							
0953/1303	5/13/2002	WD	Q	I		143,900	
GRANTOR: RODRIGUEZ - TWING							
GRANTEE: BAVINGTON							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP= W47 S8 E15 N3 E8 S3 E10 FST= S9 E6 N9 W6\$ E6 S9 BAS= W6 N9 W10 N3 W8 S3 W15 S13 E8 S15 E31 N13 E2 N4 W2 N2 \$ S2 E2 S4W2 S13 W31 N15 W8 S23 E47 N44\$ PTR= N30 FUS= N6 E4 N16 W11 N6 W12 S6 W8 S16E4 S6 E5 N6 E4 S6 E5 N6 E4 S6 E5\$ S30\$ PTR= E50 UGR= E26 UGR= E19 N24 W19 S24\$ N24 W26 UGR= E45 N44 W45 S44\$ S24\$ W50\$.									