LOT 26 BROTHERS WELCOME AIRPARK.
718-842, 776-256, 791-1251

KUTNER GERALD L/KUTNER JOYCE P
236 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

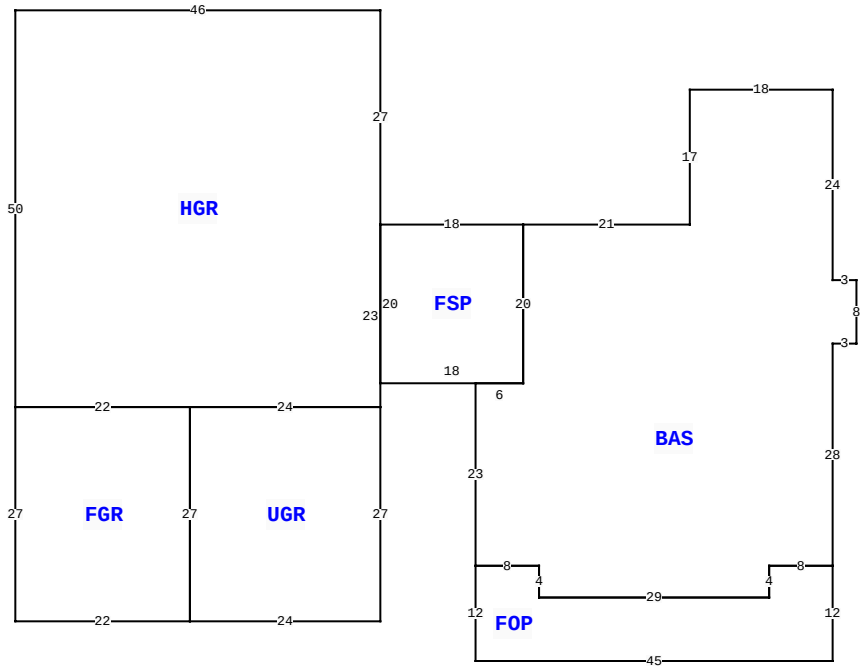
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,261	100		2,261	194,526
FGR	594	55		327	28,133
FOP	424	30		127	10,926
FSP	360	40		144	12,389
HGR	2,300	45		1,035	89,047
UGR	648	45		292	25,122
TOTALS	6,587			4,186	360,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,186	113.8005	127.46	533,548	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2000 Heated Area: 2261 HX Base Yr 2000



236 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		360,145
TOTAL MARKET OB/XF VALUE		2,648
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		397,793
SOH/AGL Deduction		115,989
ASSESSED VALUE		281,804
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		231,082
TOTAL JUST VALUE		397,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14367	SFR	490	08/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0791/1251	5/27/1994	WD	Q	V		22,500
GRANTOR: CHUCK & CHERYL CHARLE						
GRANTEE: GERALD L & JOYCE P						
0776/0256	6/07/1993	WD	Q	V		20,000
GRANTOR: CHURCHILL						
GRANTEE: CHUCK CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S17 W21 FSP= W18 HGR= N27 W46 S50 FGR= S27 E22 N27 W22$ E22 UGR= S27 E24 N27 W24$ E24 N23$ S20 E18 N20$ S20 W6 S23 FOP= S12 E45 N12 W8 S4 W29 N4 W8$ E8 S4 E29 N4 E8 N28 E3 N8 W3 N24$.

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	1,765.00	UT	1.50	1.50	100	1999	1999	3	100	2,648	

LAND DESCRIPTION

TOTAL OB/XF 2,648

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