

LOT 34 BROTHERS WELCOME
AIRPARK S/D. ORB 752-2014,
769-1425, 779-1021, 809-2146,

DOWNS DONALD/DOWNS MARYBETH
121 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-036



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	14	PREFIN MT 20
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	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	12416.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	143	100		143	12,008
BAS	1,306	100		1,306	109,672
FGR	484	55		266	22,338
FOP	130	30		39	3,275
FSP	374	40		150	12,596
FUS	1,088	100		1,088	91,365
HGR	2,025	45		911	76,501

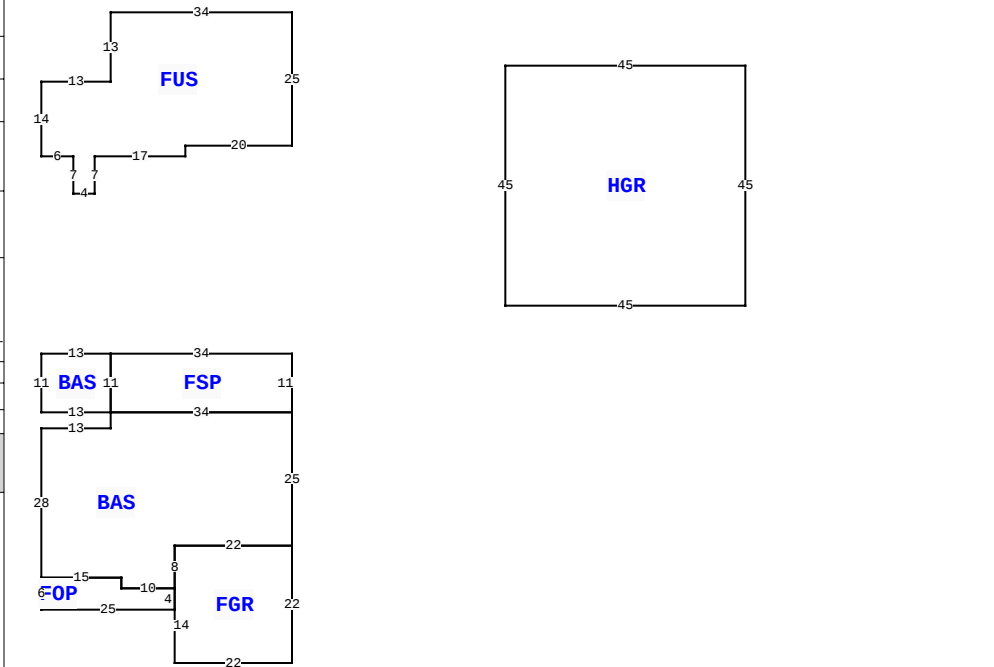
TOTALS	5,550			3,903	327,756
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0	0	2,964.00	UT 2.00
2	0280	POOL R/CON	0	100	0	0	0	214.00	UT 70.00
3	0282	POOL ENCL	0	100	20	34	0	680.00	UT 15.00

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

REVIEW DATE	11/02/2023	BY	JB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,903	105.2314	117.86	460,008	2002	2002	0	0	28.75	71.25
1 SINGLE FAM 100% - 2016					Heated Area: 2537			HX Base Yr 2016			



121 SW CESSNA CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	2,964.00	UT 2.00	50	2002	2002	3	50	2,964	
2	0280	POOL R/CON	0	100	0	0	0	214.00	UT 70.00	100	2014	2014	3	76	11,385	
3	0282	POOL ENCL	0	100	20	34	0	680.00	UT 15.00	100	2014	2014	3	45	4,590	

TOTAL OB/XF										18,939						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	35,000.00	35,000.00	35,000

Total Acres: 0.75	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				327,756	
TOTAL MARKET OB/XF VALUE				18,939	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				381,695	
SOH/AGL Deduction				131,814	
ASSESSED VALUE				249,881	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				199,159	
TOTAL JUST VALUE				381,695	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				388,302	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31812	POOL ENCL	85	03/17/2014
31652	POOL	260	12/18/2013
31505	ADDN SFR	178	10/09/2013
18985	SFR	414	11/26/2001
16977	PLANE HNGR	115	05/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/0872	8/13/2013	WD	Q	I	01	191,000
GRANTOR: ANGELA MAILHOT						
GRANTEE: DONALD & MARYBETH D						
1174/1812	6/08/2009	PR	U	I	11	100
GRANTOR: ANGELA MAILHOT (PR)						
GRANTEE: ANGELA MAILHOT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W34 BAS= N11 W13 S11 E13\$ S3 W13 S28 FOP= S6 E25 N4 W10 N2 W15\$ E15 S2 E10 FGR= S14 E22 N22 W22 S8\$ N8 E22 N25\$ FSP= N11 W34 S11 E34\$ PTR= N50 FUS= N25 W34 S13 W13 S14 E6 S7 E4 N7 E17 N2 E20 \$ S50\$ PTR= N20 E40 HGR= E45 N45 W45 S45\$ S20 W40\$.									