

LOT 36 BROTHERS WELCOME AIRPARK.

712-152, 746-795, 746-796, DC 14

DAVIES DWIGHT
175 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-038



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
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 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	1,832	100		1,832	179,376
FGR	484	55		266	26,044
FOP	44	30		13	1,273
FSP	312	40		125	12,239
HGR	2,268	45		1,021	99,969

TOTALS 4,940 3,257 318,900

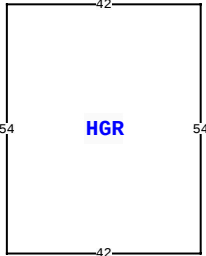
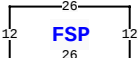
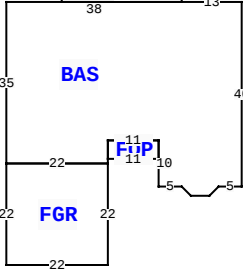
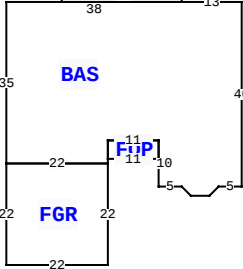
EXTRA FEATURES

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	0	20	42	840.00	UT	1.50	1.50	100	1996	1996	3	100	1,260	
2	0166	CONC, PAVMT	0	0	0	0	2,465.00	UT	1.50	1.50	100	1998	1998	3	100	3,698	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 12/16/2024 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	3,257	114.2757	127.99	416,863	1998	2005	0	0	0	23.50	76.50	
1 SINGLE FAM 0% - 2025				Heated Area: 1832				HX Base Yr					
													
													
													
													

175 SW CESSNA CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				318,900			
TOTAL MARKET OB/XF VALUE				4,958			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				358,858			
SOH/AGL Deduction				0			
ASSESSED VALUE				358,858			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				358,858			
TOTAL JUST VALUE				358,858			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				363,735			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041653	Roof Replacement	10,525	04/01/2021
000041654	Roof Replacement	12,160	04/01/2021
13563	SFR	290	01/27/1998
11384	GARAGE	180	07/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1520/1177	7/30/2024	WD	Q	I	01	455,000	

GRANTOR: VAN DUN EGIDIUS JAN
GRANTEE: DAVIES DWIGHT
1506/879 1/11/2024 WD Q I 01 300,000
GRANTOR: STRATTON KATHY P
GRANTEE: VAN DUN EGIDIUS JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W26 S12 E26\$ W38 S35 FGR= S22 E22 N22W22\$ E22 N1 FOP= E11 N4 W11 S4\$ N4 E11 S10 E5 D2 R2 E4 R2 U2 E5 N40\$ PTR= N30 HGR= N54 W42 S54 E42\$ S30\$.

Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS