LOT 40 BROTHERS WELCOME AIRPARK
602-614, 638-287, 638-288,289, 6

WALKER DEVAN/WALKER CHRISTINA J
287 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 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		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

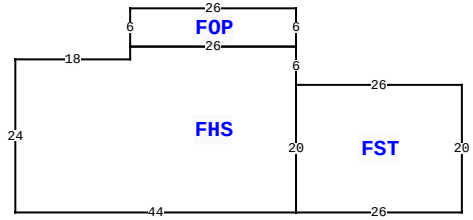
NEIGHBORHOOD/LOC 12416.010 1.00/

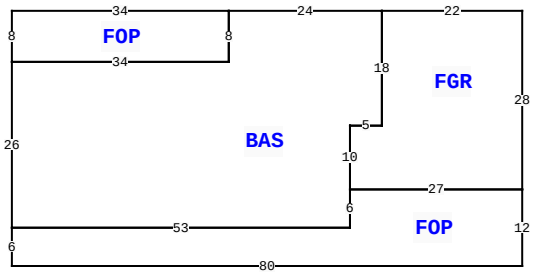
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	133,289
FGR	666	55		366	30,113
FHS	1,108	60		665	54,714
FOP	156	30		47	3,867
FOP	272	30		82	6,747
FOP	642	30		193	15,880
FST	520	55		286	23,531
TOTALS	4,984			3,259	268,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,259	113.0222	126.58	412,524	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2728 HX Base Yr 2022





287 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		268,141
TOTAL MARKET OB/XF VALUE		2,415
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		305,556
SOH/AGL Deduction		38,378
ASSESSED VALUE		267,178
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,456
TOTAL JUST VALUE		305,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2728	12/03/2021	WD	Q	I	01	285,000
GRANTOR: DHANARAJAN DAVID A						
GRANTEE: WALKER DEVAN						
1333/1438	3/27/2017	WD	U	I	37	170,000
GRANTOR: ROBIN B LAWSON TRUSTE						
GRANTEE: DAVID A & CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W34 S8 E34 N8$ S8 W34 S26 FOP= S6 E80 N12W27 S6 W53$ E53 N6 FGR= E27 N28 W22 S18 W5 S10$ N10 E5 N18$ PTR=N30 FST= N20 W26 FHS= N6 FOP= N6 W26 S6 E26$ W26 S2 W18 S24 E44 N20$ S20 E26$ S30$.

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	60	10	600.00	UT	1.40	1.40	100	0	0	3	100	840	
2	0166	CONC,PAVMT	0	100	45	25	1,125.00	UT	1.40	1.40	100	0	0	3	100	1,575	

LAND DESCRIPTION

TOTAL OB/XF 2,415

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