LOT 41 BROTHERS WELCOME
AIRPARK. ORB 840-2148,
907-1458, 924-400, 992-2612,

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

12-4S-16-02935-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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		0
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		15,750
TOTAL MARKET VALUE		19,750
SOH/AGL Deduction		2,327
ASSESSED VALUE		17,423
TOTAL EXEMPTION VALUE	03	17,423
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		19,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		19,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0959	7/15/2016	WD	U	V	18	0
GRANTOR: JOE E CERQUEIRA JR						
GRANTEE: COLUMBIA COUNTY FLO						
1271/0574	3/12/2014	WD	U	V	37	15,000
GRANTOR: RIVERSIDE OF LAKE CIT						
GRANTEE: JOE E CERQUEIRA JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.45	35,000.00	15,750.00	15,750							

REVIEW DATE 11/02/2023 BY JB Total Acres: 0.69 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/18/2025 BY SYS