

LOT 44 BROTHERS WELCOME AIRPARK.
808-230, 947-766, DC 1505-1940,

DAVIS CHRISTOPHER MICHAEL/DAVIS ANNE MARIE
405 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-046



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
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	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	1,600	100		1,600	179,256
FEP	340	80		272	30,473
FOP	12	30		4	449
HGR	1,575	45		709	79,433
TOTALS	3,527			2,585	289,610

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	3,242.00	UT	1.50
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,585133.3728149.38386,1471996200000025.0075.00

1 SINGLE FAM 100% - 2025Heated Area: 1600HX Base Yr 2025

35453545

HGR

34103410

FEP

311831163244344

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025MLU

TOTAL OB/XF									
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		289,610	
TOTAL MARKET OB/XF VALUE		10,463	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		335,073	
SOH/AGL Deduction		0	
ASSESSED VALUE		335,073	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		284,351	
TOTAL JUST VALUE		335,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10248	SFR	265	09/26/1995
10249	GARAGE	135	09/26/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1523/544	9/09/2024	WD	Q	I	01
GRANTOR: CHAMBERS LIVING TRUST					SALE PRICE
GRANTEE: DAVIS CHRISTOPHER M					420,000
0947/0766	1/24/2001	WD	Q	I	01
GRANTOR: JAMES & VIRGINIA CHAM					100
GRANTEE: JAMES R & VIRGINIA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 S31 E16 FOP= E4 N3 W4 S3\$ N3 E4 S3 E32 N31 FEP= N10 W34 S10 E34\$ W34\$ PTR= N30 HGR= N35 W45 S35 E45\$ S30\$.									