LOT 45 BROTHERS WELCOME
AIRPARK & BEG AT SE COR OF LOT
33, RUN N 74 FT TO A POINT ON

JAEGER ROBERT G/JAEGER CAROLYN D
445 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 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

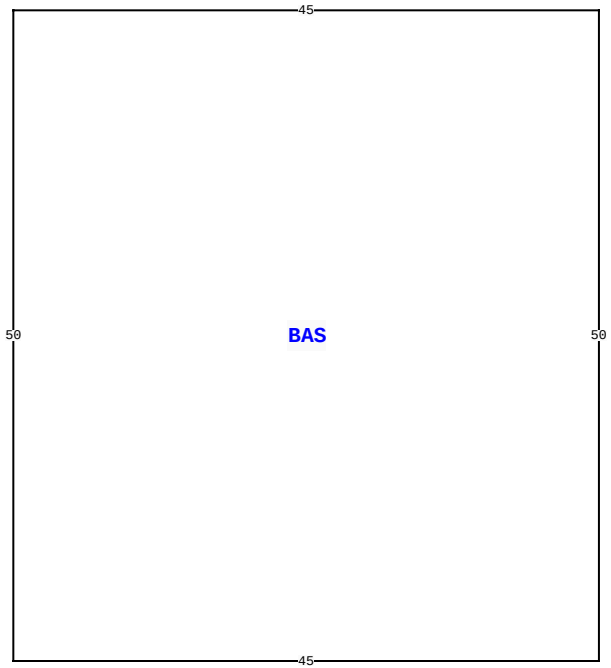
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	37,845
TOTALS	2,250			2,250	37,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,250	64.0200	23.69	53,302	2002	2002	0	0	0	29.00	71.00

1 AIR HANGAR 100% - 2003 Heated Area: 2250 HX Base Yr 2003



445 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		325,863
TOTAL MARKET OB/XF VALUE		19,738
TOTAL LAND VALUE - MARKET		40,250
TOTAL MARKET VALUE		385,851
SOH/AGL Deduction		97,807
ASSESSED VALUE		288,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,322
TOTAL JUST VALUE		385,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21235	POOL	110	11/04/2003
20810	SFR	369	06/20/2003
19708	PLANE HNGR	187	07/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0761/1914	6/23/1992	WD	Q	V		22,000
GRANTOR: JAMES EWALD						
GRANTEE: ROBERT JAEGER						
0637/0519	8/01/1987	WD	U	V		23,100
GRANTOR: MHATRE SHILPA U						
GRANTEE: EWALD JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S50 E45 N50$.

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	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2004	2004	3	43	10,114	
2	0166	CONC,PAVMT	0	100	0	0	4,012.00	UT	2.00	2.00	100	2004	2004	3	100	8,024	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 19,738

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	1.15	35,000.00	40,250.00	40,250							

REVIEW DATE 11/02/2023 BY KS Total Acres: 1.05 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 11/18/2025 BY SYS

LOT 45 BROTHERS WELCOME
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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

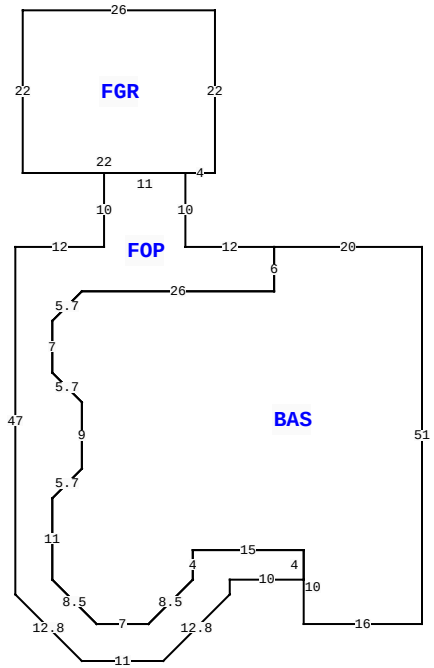
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,124	100		2,124	228,522
FGR	572	55		315	33,891
FOP	795	30		238	25,606
TOTALS	3,491			2,677	288,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,677	121.5984	136.19	364,581	2004	2004	0	0	0	21.00	79.00

2 SINGLE FAM 100% - 2003 Heated Area: 2124 HX Base Yr 2003



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GRANTOR: MHATRE SHILPA U						
GRANTEE: EWALD JAMES W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= W12 N10 FGR= E4 N22 W26 S22 E22$ W11 S10 W12 S47 D9 R9 E11 R9 U9 N2 E10 N4 W15 S4 L6 D6 W7 U6 L6 N11 R4 U4 N9 U4 L4 N7 R4 U4 E26 N6$ S6 W26 D4 L4 S7 R4 D4 S9 D4 L4 S11 R6 D6 E7 U6 R6 N4 E15 S10 E16 N51$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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