LOT 3 SOUTHERN LANDINGS AVIATION
WD 1049-1770, WD 1061-93,WD 1239

HARNDEN VALERIE/HARNDEN CRAIG A
359 SW BROTHERS LN
LAKE CITY, FL 32025

2026

12-4S-16-02941-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

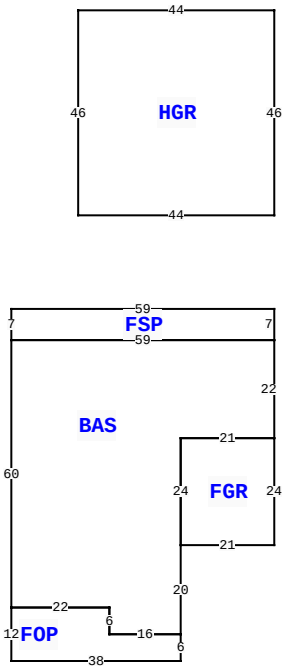
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,838	100		2,838	358,048
FGR	504	55		277	34,947
FOP	360	30		108	13,625
FSP	413	40		165	20,817
HGR	2,024	45		911	114,934
TOTALS	6,139			4,299	542,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,299	125.1591	140.18	602,634	2007	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 2838 HX Base Yr 2024



359 SW BROTHERS LN, 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		542,371
TOTAL MARKET OB/XF VALUE		46,069
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		623,440
SOH/AGL Deduction		278,080
ASSESSED VALUE		345,360
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,638
TOTAL JUST VALUE		623,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		631,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051338	Roof Replacement	40,000	10/31/2024
000051339	Roof Replacement	10,000	10/31/2024
25321	POOL ENCL	95	12/18/2006
24717	POOL	195	07/06/2006
24347	SFR	846	04/05/2006
24348	PLANE HNGR	350	04/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2001	11/20/2023	WD	Q	I	01	675,000
GRANTOR: HUTCHISON ARTHUR M						
GRANTEE: HARNDEN VALERIE						
1239/0826	7/24/2012	WD	U	I	19	100
GRANTOR: ARTHUR M HUTCHISON &						
GRANTEE: ARTHUR M HUTCHISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N22 FSP= N7 W59 S7 E59$ W59 S60 FOP= S12 E38 N6 W16 N6 W22$ E22 S6 E16 N20 FGR= E21 N24 W21 S24$ N24 E21$ PTR= N50 HGR= N46 W44 S46 E44$ S50$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0280	POOL R/CON	0	100	0	0	516.00	UT	70.00	70.00	100	2007	2007	3	54	19,505	
3	0282	POOL ENCL	0	100	36	45	1,620.00	UT	15.00	15.00	100	2007	2007	3	40	9,720	
4	0166	CONC,PAVMT	0	100	0	0	3,248.00	UT	3.00	3.00	100	2007	2007	3	100	9,744	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 46,069

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/08/2023 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/14/2025 BY SYS