

LOT 9 SOUTHERN LANDINGS AVIATION
WD 1043-1774, CT 1214-33, SWD 12

DOROSHENKO JOEL J/DOROSHENKO DIANE R
252 SW VOYAGER CT
LAKE CITY, FL 32025

2026

12-4S-16-02941-109



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality		06 06			
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	2,180	100		2,180	265,948
FGR	528	55		290	35,378
FOP	169	30		51	6,222
FSP	119	40		48	5,856
FSP	400	40		160	19,520
HGR	2,652	45	2024	1,193	145,540
UST	1,224	45	2024	551	67,219
TOTALS	7,272			4,473	545,682

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,095.00	UT	2.00
2	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00

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/MH	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
0100	01	4,473	119.7000	134.06	599,650	2016	2016	0	0	9.00	91.00
1 SINGLE FAM			100% - 2019			Heated Area: 2180			HX Base Yr 2019		
HGR 2024 UST 2024 FSP BAS FGR FOP											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU

TOTAL OB/XF											
31,100											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		545,682	
TOTAL MARKET OB/XF VALUE		31,100	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		611,782	
SOH/AGL Deduction		116,972	
ASSESSED VALUE		494,810	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		444,088	
TOTAL JUST VALUE		611,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,406	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37731	POOL	250	02/11/2019
37165	MAINT/ALTR	244	08/31/2018
32726	SFR	938	02/23/2015
31757	PLANE HNGR	581	02/21/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1262/1070	10/02/2013	WD	Q	V	01
GRANTOR: ROBERT TERRY MARTIN &					
GRANTEE: JOEL J & DIANE R DO					
1262/1069	10/02/2013	WD	U	V	11
GRANTOR: T AND A 1 LAND TRUST					
GRANTEE: ROBERT TERRY MARTIN					

BUILDING NOTES									
BUILDING DIMENSIONS									
HGR=[YR=2024;ORIG=-164,21] E52 S51 W52 N51 \$									
BAS=[ORIG=0,0] W24 S7 W17 S43 E22 S9 E6 S6 E13 N25 N40 \$									
FGR=[ORIG=-41,50] S24 E22 N24 W22 \$									
FSP=[ORIG=0,40] E10 N40 W10 S40 \$									
FOP=[ORIG=-19,59] S13 E19 N7 W13 N6 W6 \$									
FSP=[ORIG=-24,0] W17 S7 E17 N7 \$									
UST=[YR=2024;ORIG=-112,21] E24 S51 W24 N51 \$									