

LOT 10 SOUTHERN LANDINGS
AVIATION S/D. CT 1329-58, WD
1339-2577,

GAISS RANDOLPH M
280 SW VOYAGER CT
LAKE CITY, FL 32025

2026

12-4S-16-02941-110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
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	900	100		900	94,847
FCP	740	25		185	19,497
FCP	740	25		185	19,497
FGR	600	55		330	34,777
HGR	2,250	45		1,012	106,650

TOTALS	5,230			2,612	275,266
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	41	44	1,804.00	UT	1.50
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00

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

1 SINGLE FAM 100% - 2018

Heated Area: 900

HX Base Yr 2018

18

50

BAS

50

18

20

30

FGR

30

20

20

37

FCP

37

20

45

44

HGR

43

45

20

37

FCP

37

20

280 SW VOYAGER CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	100	41	44	1,804.00	UT	1.50	1.50	100	2013	2013	3	100	2,706	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	7,500	

TOTAL OB/XF										10,206							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		275,266	
TOTAL MARKET OB/XF VALUE		10,206	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		320,472	
SOH/AGL Deduction		90,254	
ASSESSED VALUE		230,218	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		179,496	
TOTAL JUST VALUE		320,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048034	Roof Replacement	29,950	09/05/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1339/2577	6/30/2017	WD	U	I	12
GRANTOR: COLUMBIA BANK					
GRANTEE: RANDOLPH M GAISS					
1329/0058	1/11/2017	CT	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: COLUMBIA BANK					

BUILDING NOTES									
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BUILDING DIMENSIONS									
HGR= W45 S6 FCP= W20 S37 E20 N37\$ S44 E45 N7 FCP= E20 N37 W20 S37\$ N43\$ PTR= N30 BAS= N50 W18 S50 E18\$ S30\$ PTR= N30 E40 FGR= E20 N30 W20 S30\$ S30 W40\$.									