LOT 12 SOUTHERN LANDINGS
AVIATION S/D. WD 1034-1960,
WD 1040-2053, WD 1240-2412,

GIRARD DANIEL E/GIRARD DENISE D
PO BOX 421
ALBURGH, VT 05440

2026

12-4S-16-02941-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

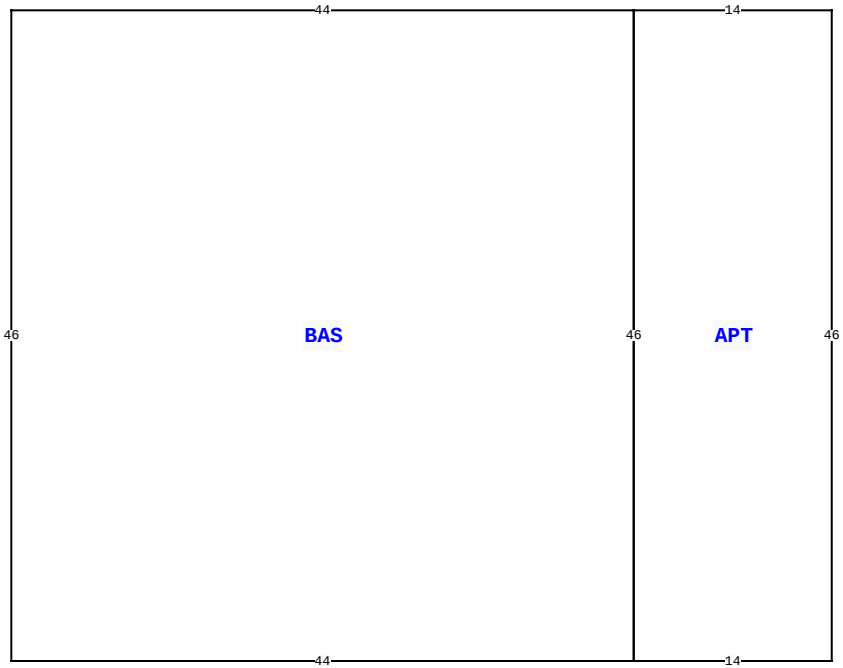
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	06	VINYL ASB 40
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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
APT	644	100		644	18,075
BAS	2,024	100		2,024	56,807
TOTALS	2,668			2,668	74,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,668	98.5037	36.45	97,249	2005	2005	0	0	0	23.00	77.00

1 AIR HANGAR 0% - 0 Heated Area: 2668 HX Base Yr



299 SW PLANTATION TER, 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	74,882
TOTAL MARKET OB/XF VALUE	8,198
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	118,080
SOH/AGL Deduction	0
ASSESSED VALUE	118,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,080
TOTAL JUST VALUE	118,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23306	PLANE HNGR	395	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/2263	1/24/2014	WD	Q	I	01	155,000
GRANTOR: SUE UPCHURCH						
GRANTEE: DANIEL E & DENISE D						
1247/0702	11/21/2012	WD	Q	I	01	155,000
GRANTOR: TOM FOSTER & TOM FOST						
GRANTEE: SUE UPCHURCH						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W14 BAS= W44 S46 E44 N46$ S46 E14 N46$.

EXTRA FEATURES

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	0	0	0	1,191.00	UT	2.50	2.50	100	2005	2005	3	100	2,978	
2	0260	PAVEMENT-A	0	0	12	290	3,480.00	UT	1.50	1.50	100	2009	2009	3	100	5,220	

LAND DESCRIPTION

TOTAL OB/XF 8,198

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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 10/25/2023 BY KS Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS