LOT 21 SOUTHERN LANDINGS AVIATIO
WD 1037-419. CORP WD 1200-1554

HART BRUCE A/HART SANDRA KAY
298 SW PLANTATION TER
LAKE CITY, FL 32025

2026

12-4S-16-02941-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 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
Quality	07	07

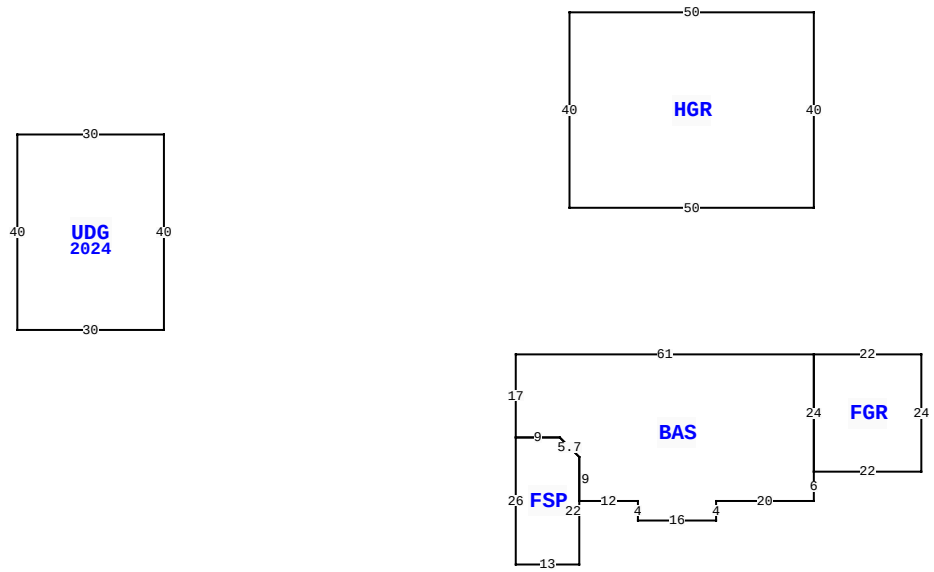
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,733	100		1,733	216,580
FGR	528	55		290	36,242
FSP	330	40		132	16,497
HGR	2,000	45		900	112,477
UDG	1,200	55	2024	660	82,483
TOTALS	5,791			3,715	464,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,715	123.9854	138.86	515,865	2017	2017	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2018 Heated Area: 1733 HX Base Yr 2018



298 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		464,278
TOTAL MARKET OB/XF VALUE		2,540
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		501,818
SOH/AGL Deduction		123,578
ASSESSED VALUE		378,240
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		277,518
TOTAL JUST VALUE		501,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046066	Storage Building	25,000	12/09/2022
37306	PLANE HNGR	345	10/12/2018
35135	SFR	862	04/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1200/1554	8/30/2010	WD	U	V	12	28,000
GRANTOR: EQUITY TRUST COMPANY						
GRANTEE: BRUCE A & SANDRA KA						
1037/0419	2/03/2005	WD	U	V	08	45,000
GRANTOR: DOUGLAS						
GRANTEE: EQUITY TRUST COMPAN						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,-30] N40 W50 S40 E50 $
BAS=[ORIG=0,0] W61 S17 E9 D4R4 S9 E12 S4 E16 N4 E20 N6 N24 $
FGR=[ORIG=0,24] E22 N24 W22 S24 $
FSP=[ORIG=-61,17] S26 E13 N22 U4L4 W9 $
PTR=[ORIG=0,0] N30 S30 $
UDG=[YR=2024;ORIG=-163,-45] E30 S40 W30 N40 $
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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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	670.00	UT	2.00	2.00	100	2017	2017	3	100	1,340	

LAND DESCRIPTION

TOTAL OB/XF 2,540

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 10/13/2023 BY JB Total Acres: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/20/2025 BY SYS