

LOT 27 SOUTHERN LANDINGS  
AVIATION S/D. WD 1031-2554,  
LE 1150-28, DC 1376-2415, QC

KLAUBER GERALD TRUSTEE  
186 SW ORANGE BLOSSOM CT  
LAKE CITY, FL 32025

2026

12-4S-16-02941-127



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 07 | CORK/VTILE 10  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 05   | 05            |
| 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       | 3,023            | 100         |      | 3,023        | 302,993              |
| FGR       | 575              | 55          |      | 316          | 31,673               |
| FOP       | 80               | 30          |      | 24           | 2,406                |
| FSP       | 225              | 40          |      | 90           | 9,021                |
| HGR       | 436              | 45          |      | 196          | 19,645               |
| HGR       | 864              | 45          |      | 389          | 38,989               |
| HGR       | 1,836            | 45          |      | 826          | 82,789               |
| TOTALS    | 7,039            |             |      | 4,864        | 487,516              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|---|------|-------------|---|-----|---|---|----------|----|------|------|-----|------|------|---|-----|-------|--|
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 3,412.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 8,530 |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |
|   |      |             |   |     |   |   |          |    |      |      |     |      |      |   |     |       |  |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 0100     | C   |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |
|                  |          |     |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/29/2025 | BY | JS |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                                | 01  | 4,864     | 110.4830    | 123.74         | 601,871        | 2006 | 2006 | 0    | 0    | 0 | 19.00 | 81.00  |  |
| 1 SINGLE FAM 100% - 2007 Heated Area: 3023 HX Base Yr 2007          |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 186 SW ORANGE BLOSSOM CT, LAKE CITY                                 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,530       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,530       |  |  |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/29/2025 | BY | JS |
|-------------|------------|----|----|

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| 2                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 487,516   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,530     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 531,046   |  |
| SOH/AGL Deduction         |  | 165,178   |  |
| ASSESSED VALUE            |  | 365,868   |  |
| TOTAL EXEMPTION VALUE     |  | 55,722    |  |
| BASE TAXABLE VALUE        |  | 310,146   |  |
| TOTAL JUST VALUE          |  | 531,046   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 537,064   |  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000051844  | Roof Replacement | 33,363 | 12/16/2024 |
| 000051845  | Roof Replacement | 19,039 | 12/16/2024 |
| 23535      | SFR              | 820    | 08/24/2005 |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 1392/0140                      | 8/26/2019 | QC        | U   | I   | 11     |
| GRANTOR: GERALD KLAUBER        |           |           |     |     |        |
| GRANTEE: GERALD KLAUBER TRUS   |           |           |     |     |        |
| 1389/0305                      | 7/01/2019 | QC        | U   | I   | 11     |
| GRANTOR: GERALD KLAUBER (AS TO |           |           |     |     |        |
| GRANTEE: GERALD KLAUBER        |           |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W30 N14 FSP= N15 W15 S15 E15\$ W15 FGR= N15 W25 S23 E25 N8\$ S8 W25 S36E10 S15 E15 N5 E12 N2 FOP= E16 N5 W16 S5\$ N5 E16 S7 E17 N40\$ PTR= N50 HGR= N34 HGR= N16 W54 HGR= W6 S50 E10 N34 W4 N16\$ S16 E54\$ W54 S34 E54\$ S50\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/29/2025 | BY | JS |
|-------------|------------|----|----|

|                   |                          |           |                 |                |                           |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| Total Acres: 0.68 | Total Land Value: 35,000 | Market: 0 | Agricultural: 0 | Common: 35,000 | PRINTED 11/20/2025 BY SYS |
|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|