LOT 28 SOUTHERN LANDINGS AVIATIO
WD 1047-2898, WD 1400-41,

DUTTON RANDELL L/DUTTON LILLIAN
200 SW ORANGE BLOOSOM CT
LAKE CITY, FL 32025

2026

12-4S-16-02941-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

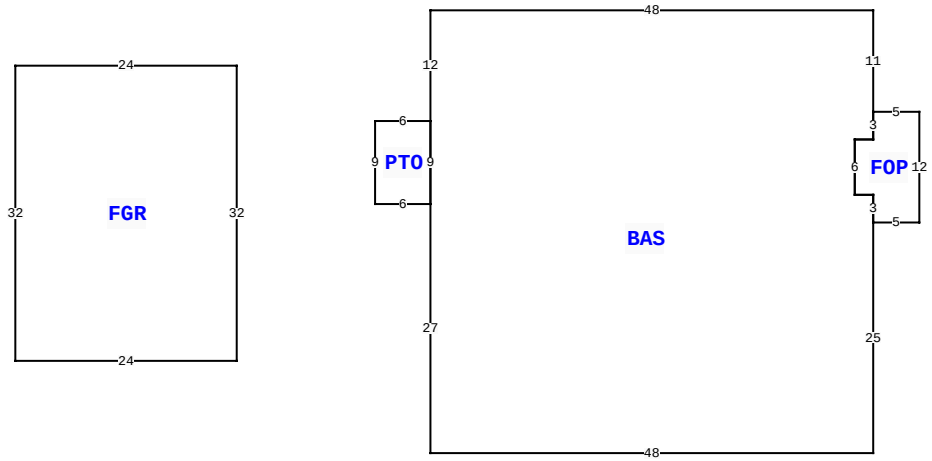
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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
BAS	2,292	100		2,292	288,418
FGR	768	55		422	53,103
FOP	72	30		22	2,768
PTO	54	5		3	377
TOTALS	3,186			2,739	344,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	118.2720	132.46	362,808	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2292 HX Base Yr 2021



200 SW ORANGE BLOSSOM CT, 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		344,668
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		383,268
SOH/AGL Deduction		54,771
ASSESSED VALUE		328,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,775
TOTAL JUST VALUE		383,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051769	Solar Power Syste	41,344	12/10/2024
000042209	Storage Building	45,000	06/24/2021
40450	SFR	0	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0041	11/21/2019	WD	Q	V	01	20,000
GRANTOR: CURTIS N & LINDA D SO						
GRANTEE: RANDELL L & LILLIAN						
1047/2898	6/02/2005	WD	Q	V		65,600
GRANTOR: DOUGLAS						
GRANTEE: CURTIS N & LINDA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=81,20] W48 S12 S9 S27 E48 N25 N3 W2 N6 E2 N3 N11 $
FOP=[ORIG=86,31] W5 S3 W2 S6 E2 S3 E5 N12 $
PTO=[ORIG=27,32] E6 S9 W6 N9 $
FGR=[ORIG=-12,26] E24 S32 W24 N32 $
.

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	0166	CONC,PAVMT	0	100	24	50	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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 10/25/2023 BY KS Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS