COMM NE COR OF SE1/4, S 415 FT
FOR POB, CONT S 415 FT, W
524.85 FT, N 415 FT, E 524.85

ALDOUS JOHN G & PATRICIA ALDOUS LIVING TRUST
314 SW MENTOR CT
LAKE CITY, FL 32025

2026

12-4S-16-02942-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

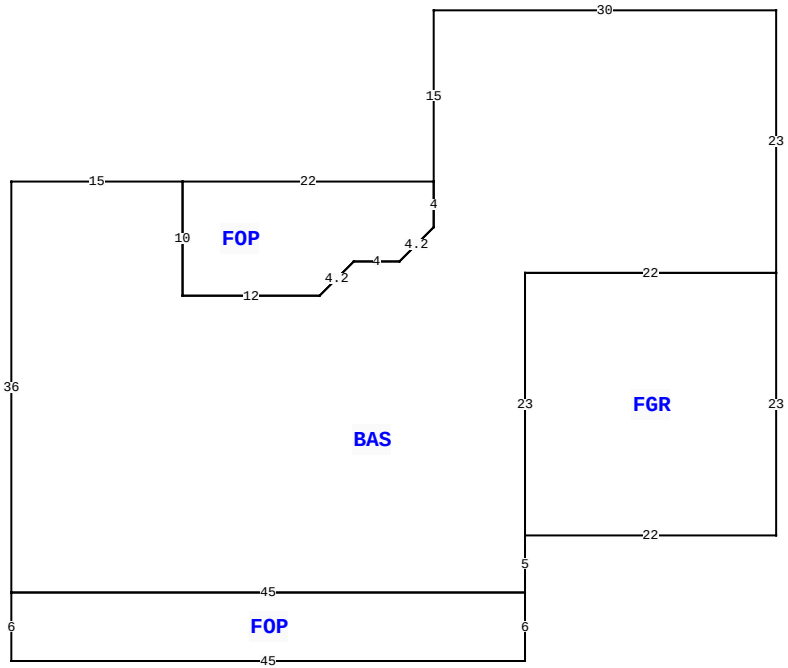
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
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	2,056	100		2,056	210,336
FGR	506	55		278	28,441
FOP	190	30		57	5,831
FOP	270	30		81	8,286
TOTALS	3,022			2,472	252,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,472	120.1872	134.61	332,756	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2012 Heated Area: 2056 HX Base Yr 2012



292 SW MENTOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		470,740
TOTAL MARKET OB/XF VALUE		31,146
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		540,886
SOH/AGL Deduction		55,280
ASSESSED VALUE		485,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		434,884
TOTAL JUST VALUE		540,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17641	POOL	150	11/13/2000
17284	SFR	340	08/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1630	11/04/2019	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOU						
GRANTEE: JOHN & PATRICIA ALD						
1180/1482	5/11/2009	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOU						
GRANTEE: JOHN & PATRICIA ALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S15 FOP= W22 S10 E12 R3 U3 E4 R3 U3 N4$ S4 D3 L3 W4 D3 L3 W12 N10 W15 S36 FOP= S6 E45 N6 W45$ E45 N5 FGR= E22 N23W22 S23$ N23 E22 N23$.

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	0280	POOL R/CON	0	100	15	27	405.00	UT	70.00	70.00	100	2001	2001	3	40	11,340	
2	0282	POOL ENCL	0	100	25	40	1,000.00	UT	15.00	15.00	100	2001	2001	3	40	6,000	
3	0166	CONC,PAVMT	0	100	0	0	1,584.00	UT	1.50	1.50	100	2001	2001	3	100	2,376	
4	0166	CONC,PAVMT	0	0	0	0	7,620.00	UT	1.50	1.50	100	2001	2001	3	100	11,430	

LAND DESCRIPTION

TOTAL OB/XF 31,146

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		00	0.00	0.00	1.50	AC		1.00	1.00	0.30	26,000.00	7,800.00	11,700							
2	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	0.30	26,000.00	7,800.00	7,800							
3	0000	C	VAC RES	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	0.30	26,000.00	7,800.00	19,500							

REVIEW DATE 10/17/2023 BY JB Total Acres: 5.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/07/2025 BY SYS

COMM NE COR OF SE1/4, S 415 FT
FOR POB, CONT S 415 FT, W
524.85 FT, N 415 FT, E 524.85

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314 SW MENTOR CT
LAKE CITY, FL 32025

2026

12-4S-16-02942-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

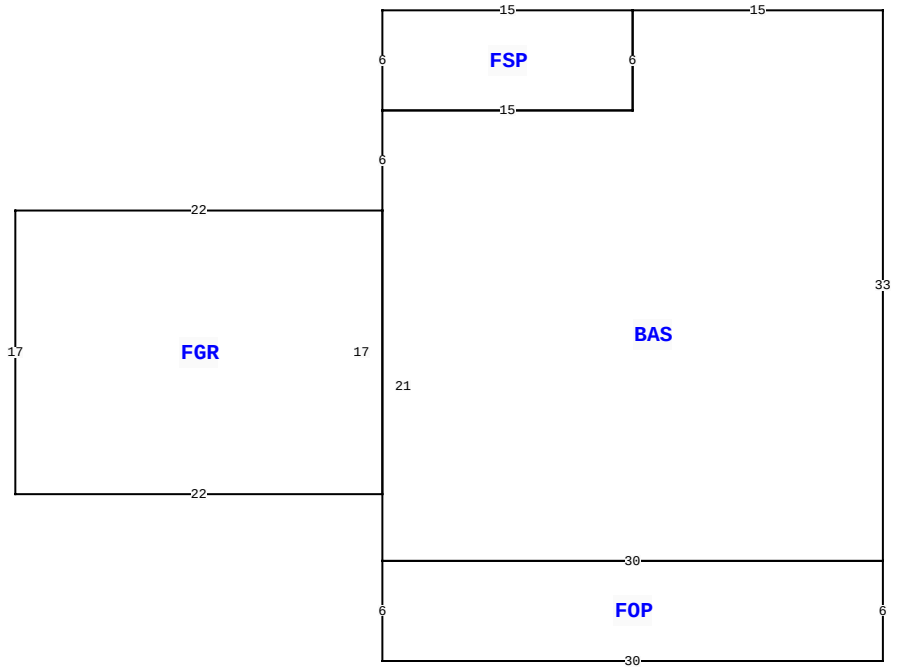
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
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	99,932
FGR	374	55		206	22,874
FOP	180	30		54	5,996
FSP	90	40		36	3,998
TOTALS	1,544			1,196	132,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,196	130.4478	146.10	174,736	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 0% - 2012 Heated Area: 900 HX Base Yr 2012



292 SW MENTOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		470,740
TOTAL MARKET OB/XF VALUE		31,146
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		540,886
SOH/AGL Deduction		55,280
ASSESSED VALUE		485,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		434,884
TOTAL JUST VALUE		540,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1630	11/04/2019	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOU						
GRANTEE: JOHN & PATRICIA ALD						
1180/1482	5/11/2009	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOU						
GRANTEE: JOHN & PATRICIA ALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W15 S6 E15 N6$ S6 W15 S6 FGR= W22 S17 E22 N17$S21 FOP= S6 E30 N6 W30$ E30 N33$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2023 BY JB Total Acres: 5.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/07/2025 BY SYS

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LAKE CITY, FL 32025

2026

12-4S-16-02942-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

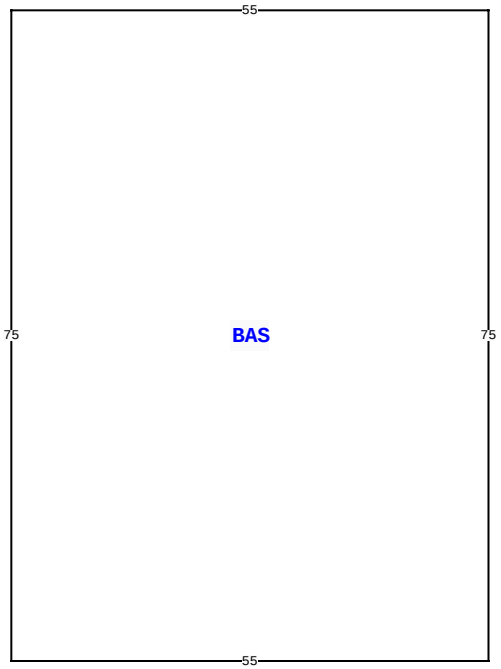
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,125	100		4,125	85,046
TOTALS	4,125			4,125	85,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	4,125	80.7500	29.88	123,255	2001	2001	0	0	0	31.00	69.00

3 AIR HANGAR 100% - 2012 Heated Area: 4125 HX Base Yr 2012



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NCON VALUE		0
INCOME VALUE		
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1180/1482	5/11/2009	QC	U	I	11	100
GRANTOR: JOHN & PATRICIA ALDOU						
GRANTEE: JOHN & PATRICIA ALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S75 E55 N75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2023 BY JB Total Acres: 5.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/07/2025 BY SYS