COMM NE COR OF SE1/4, RUN S
1079.03 FT FOR POB, CONT S
134.37 FT, W 354.86 FT, SOUTH

CALVET JOSEPH L
181 SW SKYHAWK DR
LAKE CITY, FL 32025-1621

**2025**

**12-4S-16-02942-012**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

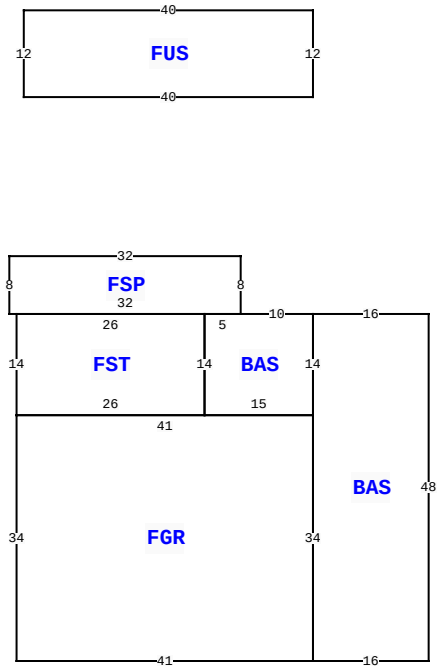
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 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 | 210 | 100 | | 210 | 21,596 |
| BAS | 768 | 100 | | 768 | 78,978 |
| FGR | 1,394 | 55 | | 767 | 78,876 |
| FSP | 256 | 40 | | 102 | 10,489 |
| FST | 364 | 55 | | 200 | 20,567 |
| FUS | 480 | 100 | | 480 | 49,362 |
| TOTALS | 3,472 | | | 2,527 | 259,868 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,527 | 141.2611 | 158.21 | 399,797 | 1993 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM – 100% - 2005 Heated Area: 1458 HX Base Yr 2005




181 SW SKYHAWK DR, 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 | | 259,868 |
| TOTAL MARKET OB/XF VALUE | | 20,540 |
| TOTAL LAND VALUE - MARKET | | 75,400 |
| TOTAL MARKET VALUE | | 355,808 |
| SOH/AGL Deduction | | 72,771 |
| ASSESSED VALUE | | 283,037 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 283,037 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 355,808 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,563 |

SALE:8:1: 3 ACRES VACANT LAND

SALE:1:1: 2 AC PLUS AIRPLANE HANGER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30783 | GARAGE | 231 | 02/13/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1373/0260 | 11/15/2018 | WD | Q | V | 03 | 22,000 |
| GRANTOR: CESTA D NEWMAN | | | | | | |
| GRANTEE: JOSEPH L CALVET | | | | | | |
| 1077/1607 | 3/02/2006 | WD | Q | V | 06 | 96,200 |
| GRANTOR: JOHN R & CESTA NEWMAN | | | | | | |
| GRANTEE: CESTA D NEWMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FSP= N8 W32 S8 E32$ W5 FST= W26 S14 E26 N14$ S14 E15 FGR= W41 S34 E41 N34$ BAS= S34 E16 N48 W16 S14$ N14$ PTR= N30 FUS= N12 W40 S12 E40$ S30$.

## 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 | 10 | 47 | 470.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 940 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 40 | 40 | 1,600.00 | UT | 9.00 | 9.00 | 100 | 2013 | 2013 | 3 | 100 | 14,400 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 40 | 400.00 | UT | 3.50 | 3.50 | 100 | 2013 | 2013 | 3 | 100 | 1,400 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,000 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,540

| 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 | | 00 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 52,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 0.30 | 26,000.00 | 7,800.00 | 23,400 | | | | | | | |

REVIEW DATE 10/17/2023 BY JB Total Acres: 5.00 Total Land Value: 75,400 Market: 0 Agricultural: 0 Common: 75,400 PRINTED 06/20/2025 BY SYS