LOT 19 CANNON CREEK AIR PARK
S/D. ORB 644-335, 710-679,
975-1091, QC 1149-1428

LEVERS EARL H/REDDING PATRICA
425 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

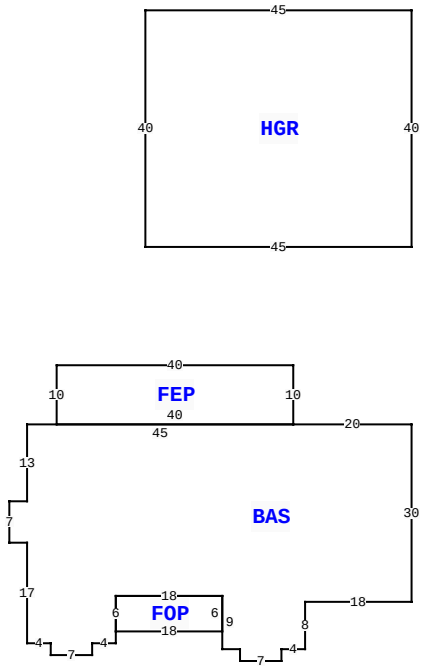
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 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	12416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100		2,198	176,101
FEP	400	80		320	25,638
FOP	108	30		32	2,564
HGR	1,800	45		810	64,896
TOTALS	4,506			3,360	269,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	108.1100	121.08	406,829	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 0 Heated Area: 2198 HX Base Yr



425 SW AIRPARK GLN, 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		269,199
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		305,399
SOH/AGL Deduction		109,587
ASSESSED VALUE		195,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,090
TOTAL JUST VALUE		305,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,589

SALE:1:1: LOT 19 CANNON CREEK AIRPARK

PRMT:1:1: AIR HANGER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10526	GARAGE	105	12/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/1428	4/22/2008	QC	Q	I	01	52,300
GRANTOR: EARL H LEVERS						
GRANTEE: EARL H LEVERS & PAT						
0710/0679	2/03/1990	WD	Q	V		19,500
GRANTOR: RAYMOND R SESSIONS						
GRANTEE: EARL H LEVERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N10 W40 S10 E40$ W45 S13 W3 S7 E3 S17 E4S2E7 N2 E4 N2 FOP= E18 N6 W18 S6$ N6 E18 S9 E3 S2 E7 N2 E4 N8 E18 N30$ PTR= N30 HGR= N40 W45 S40 E45$ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/17/2023 BY JB Total Acres: 1.05 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS