LOT 11 LAKE CITY AIRPARK S/D.
501-797, 593-336, 786-709, WD
856-209, PB 1017-1903-1910, DC

MACHADO ADONIS
447 SW AVIATION DR
LAKE CITY, FL 32025

2026

22-5S-17-09322-011

BUILDING CHARACTERISTICS

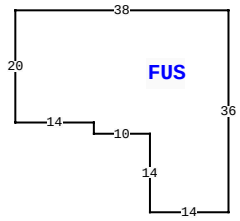
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		5.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.020	1.00/

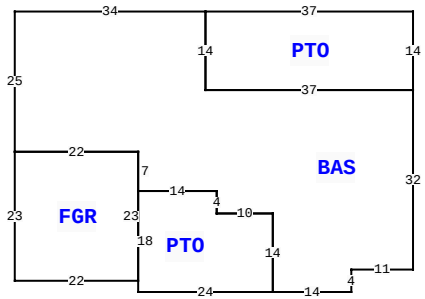
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	189,019
FGR	506	55		278	25,683
FUS	1,004	100		1,004	92,754
PTO	392	5		20	1,848
PTO	518	5		26	2,402
TOTALS	4,466			3,374	311,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,374	126.9051	142.13	479,547	1993	1993	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2020 Heated Area: 3050 HX Base Yr 2020





447 SW AVIATION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		311,706
TOTAL MARKET OB/XF VALUE		40,886
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		407,592
SOH/AGL Deduction		119,025
ASSESSED VALUE		288,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,845
TOTAL JUST VALUE		407,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,592

LAND:1:1: 4.02 AC

SALE:1:1: HUSBAND TO HUSBAND & WIFE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052109	Roof Replacement	13,335	01/17/2025
30441	MAINT/ALTR	40	09/05/2012
24601	REMODEL	40	06/06/2006
22082	POOL	90	07/15/2004
6669	SFR	65,000	12/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2641	5/15/2019	WD	Q	I	01	299,900
GRANTOR: HANA DESOFF						
GRANTEE: ADONIS MACHADO						
1298/2166	7/29/2015	WD	Q	I	01	254,900
GRANTOR: RODNEY & DEBORAH BAKE						
GRANTEE: HANA DESOFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S25 FGR= S23 E22 N23 W22$ E22 S7 PTO= S18 E24 N14 W10 N4 W14$ E14 S4 E10 S14E14 N4 E11 N32 PTO= N14 W37 S14 E37$ W37 N14$ PTR= N30 FUS= N36 W38 S20 E14 S2 E10 S14 E14$ 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	0006	AIRPL HGR	0	100	59	47	2,773.00	UT	12.00	12.00	100	1993	1993	3	100	33,276	
2	0166	CONC,PAVMT	0	100	47	30	1,410.00	UT	1.00	1.00	100	0	0	3	100	1,410	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0081	DECKING WI	0	100	20	24	480.00	UT	5.00	5.00	100	2004	2004	3	100	2,400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 40,886

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS