LOT 23 BROTHERS WELCOME AIRPARK.
662-245, 748-477, 939-1899, CT 1

BUDD STEPHEN CHARLES/BUDD CHRISTINE ANNE
150 SW CESSNA CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-025

BUILDING CHARACTERISTICS

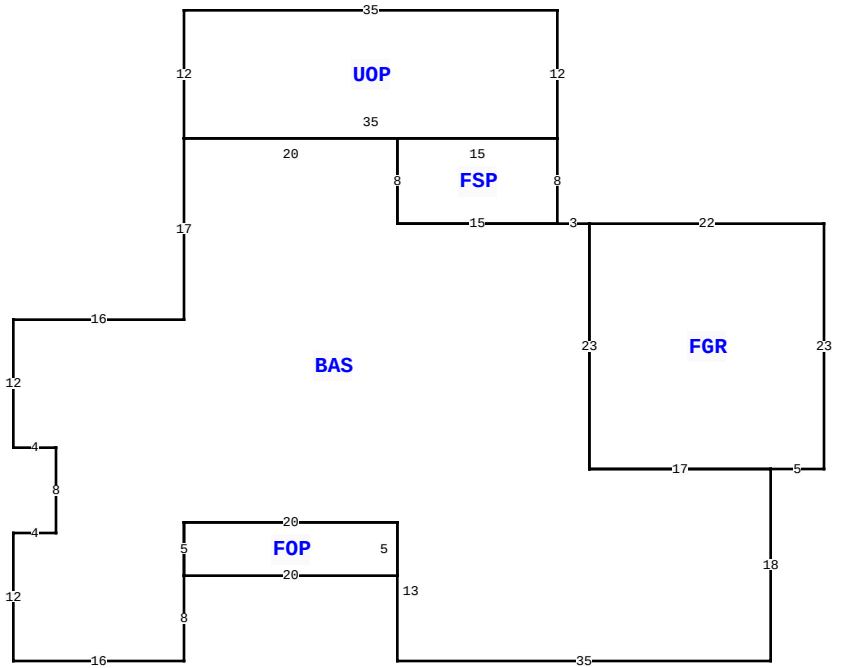
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	06	06
DOR CODE	0149	SFRES/HANGER
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100		2,244	177,322
FGR	506	55		278	21,967
FOP	100	30		30	2,371
FSP	120	40		48	3,793
UOP	420	20		84	6,638
TOTALS	3,390			2,684	212,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,684	110.5146	121.57	326,294	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2244 HX Base Yr



150 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	229,177
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	268,577
SOH/AGL Deduction	0
ASSESSED VALUE	268,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,577
TOTAL JUST VALUE	268,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053246	Storage Building	51,600	05/28/2025
000043076	Roof Replacement	14,922	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0610	12/29/2016	WD	Q	I	01	150,000
GRANTOR: WILLIAM W HUNT & BARB						
GRANTEE: STEPHN CHARLES BUDD						
1248/2123	12/11/2012	WD	U	I	12	100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILLIAM W HUNT & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N8 UOP= N12 W35 S12 E35$ W15 S8 E15$ W15 N8 W20 S17 W16 S12 E4 S8 W4 S12 E16 N8 FOP= E20 N5 W20 S5$ N5 E20 S13 E35 N18 FGR= E5N23 W22 S23 E17$ W17 N23$.

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	0		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 10/02/2025 BY justin Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

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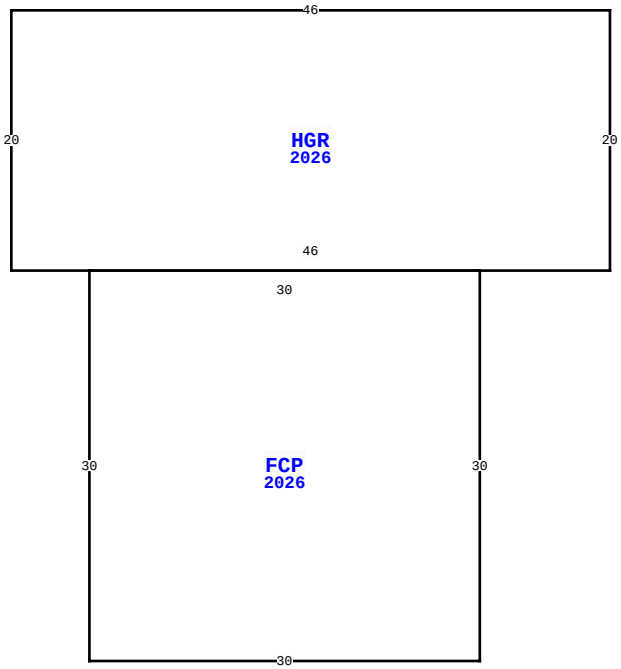
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0149	SFRES/HANGER
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FCP	900	25	2026	225	6,016
HGR	920	45	2026	414	11,070
TOTALS	1,820			639	17,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	639	73.0000	27.01	17,259	2025	2025	0	0	0	1.00	99.00

2 AIR HANGAR 0% - 2026 Heated Area: 0 HX Base Yr



150 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: WILLIAM W HUNT & BA						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[YR=2026;ORIG=18,6] E46 S20 W46 N20 $
FCP=[YR=2026;ORIG=24,26] E30 S30 W30 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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