

LOT 24 BROTHER'S WELCOME AIRPARK  
792-1070, DC 1094-913, WD 1295-9

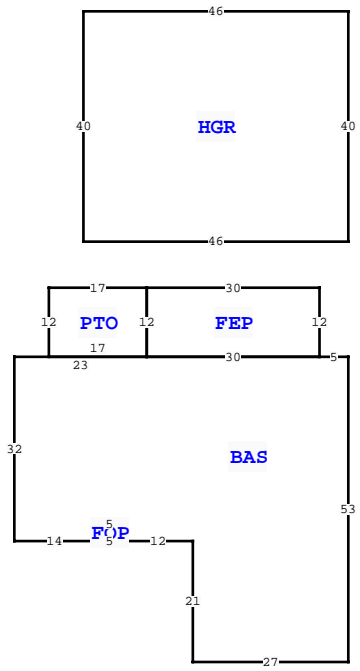
SMITH STEPHEN R/SMITH KAREN M  
180 SW CESSNA CT  
LAKE CITY, FL 32025

**2026**

12-4S-16-02935-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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 Units	05	CONV	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	12416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,408	100	
FEP	360	80	
FOP	15	30	
HGR	1,840	45	
PTO	204	5	
TOTALS	4,827		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,538	116.8310	130.85	462,947	1996	1996		0	0	35.00	65.00
2 SINGLE FAM 100% - 2018 Heated Area: 2408 HX Base Yr 2018												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				300,916		
TOTAL MARKET OB/XF VALUE				2,363		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				338,279		
SOH/AGL Deduction				179,783		
ASSESSED VALUE				158,496		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				107,085		
TOTAL JUST VALUE				338,279		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				338,279		
PRMT:1:1: PERMIT FOR AIRPLANE HANGER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
10239	SFR	385	09/25/1995			
9643	GARAGE	115	04/25/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0056	1/11/2017	WD	Q	I	01	250,000
GRANTOR: ADAM L BOWSER						
GRANTEE: STEPHEN R & KAREN M						
1295/0985	5/28/2015	WD	Q	I	01	250,000
GRANTOR: EILEEN D WRIGHT (SING)						
GRANTEE: ADAM L BOWSER						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						04/14/2026
AG DATE						MLU
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W5 FEP= N12 W30 S12 E30\$ W30 PTO= N12 W17 S12 E17\$ W23 S32 E14 FOP= E5 N3 W5 S3\$N3 E5 S3 E12 S21 E27 N53 \$ PTR= N20 HGR= N40 W46 S40 E46\$ S20\$.						

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
1	0166	CONC,PAVMT	0	100	0	1,575.00	UT	1.50	1.50	100	1996	1996	3	100	2,363	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								