

LOT 25 BROTHERS WELCOME AIRPARK.  
753-682, 782-976, 851-515, 953-1

BAVINGTON PAUL D  
128 MERCUTIO LN  
ST AUGUSTINE, FL 32092

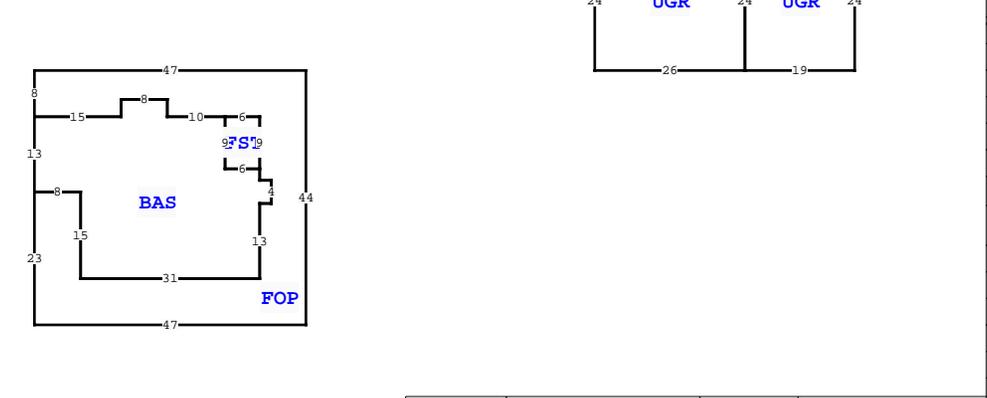
**2026**

12-4S-16-02935-027

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,334	128.3921	146.37	487,998	1994	1994	0	0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		317,199	
TOTAL MARKET OB/XF VALUE		4,650	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		356,849	
SOH/AGL Deduction		0	
ASSESSED VALUE		356,849	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		356,849	
TOTAL JUST VALUE		356,849	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		351,279	



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 07	0100	SINGLE FAMILY	12416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	90,384
FOP	1,064	30		319	30,350
FST	54	55		30	2,854
FUS	658	100		658	62,602
UGR	456	45		205	19,504
UGR	624	45		281	26,735
UGR	1,980	45		891	84,770
TOTALS	5,786			3,334	317,199

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	0	14	25	350.00	UT	2.00	2.00	100	2003	2003	3	100	700	
2	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2014	2014	3	100	2,750	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19977	PLANE HNGR	180	09/17/2002
7923	SFR	48,000	12/21/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2372	12/28/2021	WD	U	I	30	100

GRANTOR: BAVINGTON ANTHONY F  
GRANTEE: BAVINGTON PAUL D  
0953/1303 5/13/2002 WD Q I 143,900  
GRANTOR: RODRIGUEZ-TWING  
GRANTEE: BAVINGTON

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> FOP= W47 S8 E15 N3 E8 S3 E10 FST= S9 E6 N9 W6\$ E6 S9 BAS= W6 N9 W10 N3 W8 S3 W15 S13 E8 S15 E31 N13 E2 N4 W2 N2 \$ S2 E2 S4W2 S13 W31 N15 W8 S23 E47 N44\$ PTR= N30 FUS= N6 E4 N16 W11 N6 W12 S6 W8 S16E4 S6 E5 N6 E4 S6 E5 N6 E4 S6 E5\$ S30\$ PTR= E50 UGR= E26 UGR= E19 N24 W19 S24\$ N24 W26 UGR= E45 N44 W45 S44\$ S24\$ W50\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,650																								
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							