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

SILVERNAIL NATHAN LEVI
208 SW CESSNA CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-027

BUILDING CHARACTERISTICS

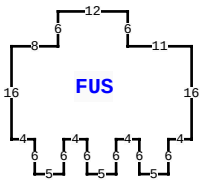
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

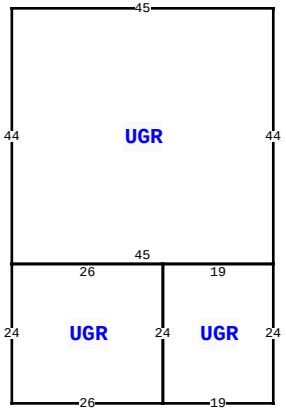
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100		950	93,854
FOP	1,064	30		319	31,515
FST	54	55		30	2,964
FUS	658	100		658	65,007
UGR	456	45		205	20,253
UGR	624	45		281	27,761
UGR	1,980	45		891	88,025
TOTALS	5,786			3,334	329,378

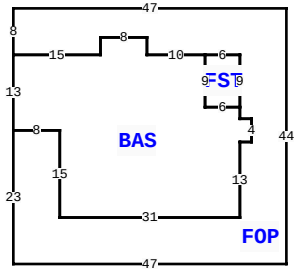
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,334	130.6328	143.70	479,096	1994	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1608 HX Base Yr







206 SW CESSNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	329,378
TOTAL MARKET OB/XF VALUE	4,650
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	369,028
SOH/AGL Deduction	0
ASSESSED VALUE	369,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,028
TOTAL JUST VALUE	369,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,279

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
1567/2039	5/06/2026	WD	Q	I	01	475,000
GRANTOR: BAVINGTON PAUL D						
GRANTEE: SILVERNAIL NATHAN L						
1455/2372	12/28/2021	WD	U	I	30	100
GRANTOR: BAVINGTON ANTHONY F						
GRANTEE: BAVINGTON PAUL D						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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 06/24/2026 BY TP Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS