LOTS 27 & 28 BROTHERS WELCOME AI
SOUTH 80 FT OF LOT 28.

HOTEL DEL MAR LLC
274 SW CESSNA CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-029

BUILDING CHARACTERISTICS

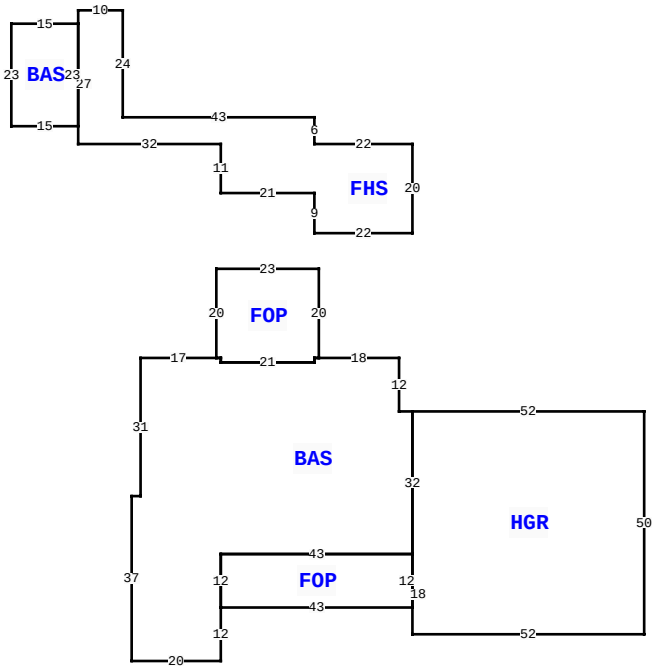
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	02	02 100
Quality	05	05
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	345	100		345	29,733
BAS	3,133	100		3,133	270,015
FHS	1,229	60		737	63,517
FOP	481	30		144	12,410
FOP	516	30		155	13,359
HGR	2,600	45		1,170	100,835
TOTALS	8,304			5,684	489,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,684	111.9258	123.12	699,814	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 0 Heated Area: 4707 HX Base Yr



274 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,768.00	UT	2.00	2.00	100	1995	1995	3	100	5,536	
3	0294	SHED WOOD/	0	0	32	20	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	489,870
TOTAL MARKET OB/XF VALUE	9,536
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	533,006
SOH/AGL Deduction	0
ASSESSED VALUE	533,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	533,006
TOTAL JUST VALUE	533,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	541,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26534	ADDN SFR	144	12/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1185	2/08/2019	WD	Q	I	01	320,000
GRANTOR: TAMARA HORTON & DAVID						
GRANTEE: HOTEL DEL MAR LLC						
0973/0660	1/28/2003	WD	Q	I		390,000
GRANTOR: BARRY D & LURONDA S J						
GRANTEE: TAMARA HORTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N12 W18 FOP= N20 W23S20 E1 S1 E21 N1 E1$ W1 S1 W21N1 W1 W17 S31 W2 S37 E20 N12 FOP= E43 N12 W43 S12$ N12 E43HGR= S18 E52 N50 W52 S32$ N32$ PTR= N40 FHS= N20 W22 N6 W43 N24 W10 S3 BAS= W15 S23 E15 N23$ S27 E32S11 E21 S9E22$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 9,536

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	1.50	LT		1.00	1.00	0.64	35,000.00	22,400.00	33,600							

REVIEW DATE 11/02/2023 BY JB Total Acres: 1.01 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2026 BY SYS