

LOT 29 BROTHERS WELCOME AIRPARK.  
630-285, 678-1, 762-761, 819-225

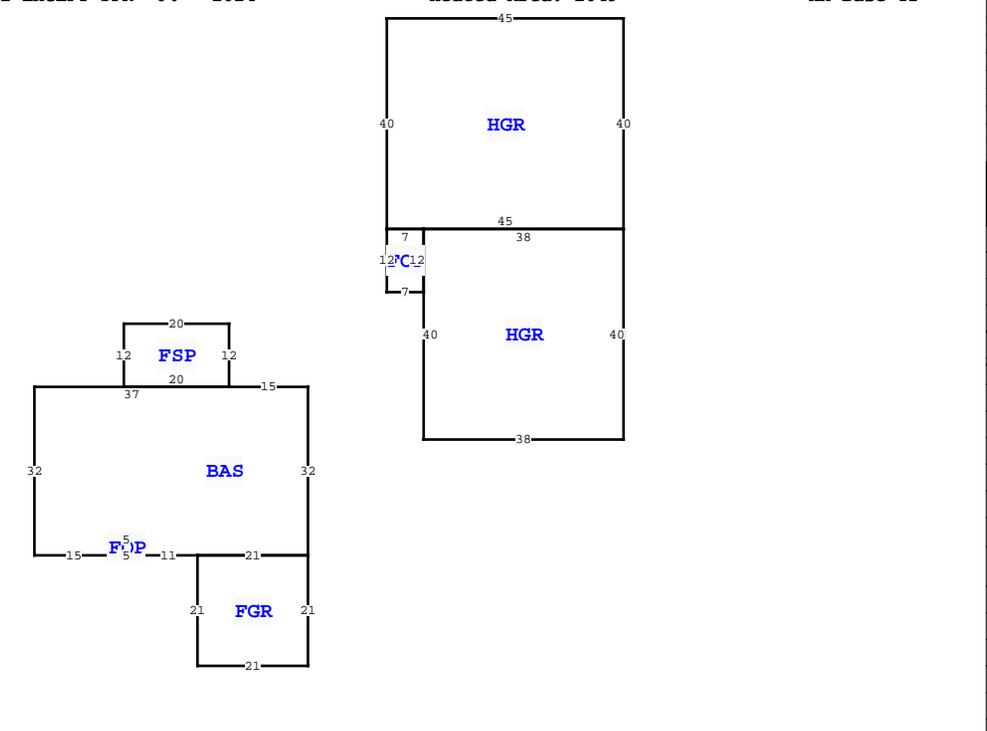
VAN DUN JAN EGIDIUS/BARNSTIJN MONA CONSUELO DOROTH  
411 WALNUT ST, #19218  
GREEN COVE SPRINGS, FL 32043

**2026**

12-4S-16-02935-031

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,511	131.6678	164.58	577,840	1993	1993	0	0	33.60	66.40



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	1,649	100		1,649	180,204
FGR	441	55		243	26,555
FOP	15	30		4	437
FOP	84	30		25	2,732
FSP	240	40		96	10,491
HGR	1,520	45		684	74,748
HGR	1,800	45		810	88,518
TOTALS	5,749			3,511	383,686

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	2,278.00	UT	2.00	2.00	100	0	0	3	100	4,556	
3	0166	CONC,PAVMT	0	0	0	3,072.00	UT	2.00	2.00	100	2005	2005	3	100	6,144	
4	0296	SHED METAL	0	0	12	192.00	UT	11.00	11.00	100	2009	2009	3	100	2,112	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,686	
TOTAL MARKET OB/XF VALUE		14,812	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		433,498	
SOH/AGL Deduction		0	
ASSESSED VALUE		433,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		433,498	
TOTAL JUST VALUE		433,498	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		423,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22648	GARAGE	213	12/29/2004
6731	SFR	220	01/06/1993
6509	STORAGE	15,468	10/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1476	2/08/2023	PR	U	I	19	420,000

GRANTOR: HAINES REGIS AS PR FO  
GRANTEE: VAN DUN JAN EGIDIUS  
1010/1559 3/19/2004 WD U I 09 250,000  
GRANTOR: BRUCE & BARBARA DUNHA  
GRANTEE: VICTOR A & PENNE F

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS= W15 FSP= N12 W20 S12 E20\$ W37 S32 E15 FOP= E5 N3 W5 S3\$ N3 E5 S3 E11 FGR= S21E21 N21 W21\$ E21 N32\$ PTR= N30 E60 HGR= N40 W45 S40 E45\$ HGR= W38 FOP= W7 S12 E7 N12\$ S40 E38 N40\$ S30 W60\$.	