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

2027

12-4S-16-02935-031

BUILDING CHARACTERISTICS

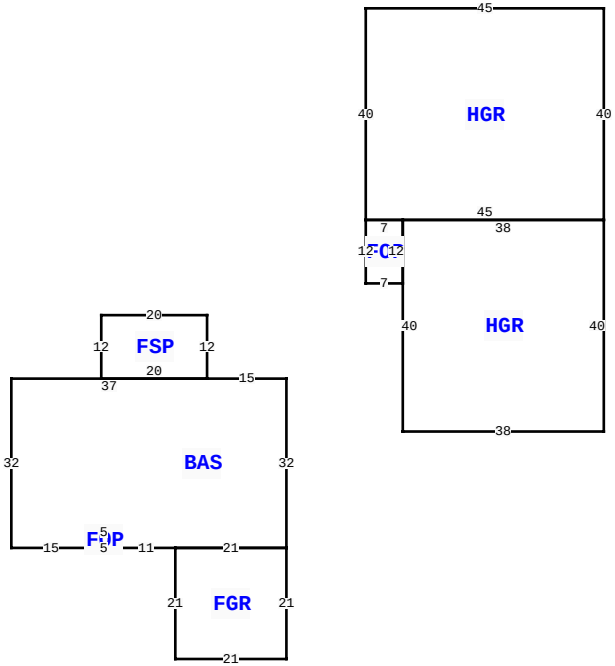
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,649	100		1,649	173,000
FGR	441	55		243	25,494
FOP	15	30		4	420
FOP	84	30		25	2,623
FSP	240	40		96	10,072
HGR	1,520	45		684	71,760
HGR	1,800	45		810	84,979
TOTALS	5,749			3,511	368,346

MARKET ADJUSTMENTS

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	158.00	554,738	1993	1993	0	0	0	33.60	66.40

1 EXCEPT SFR 0% - 2024 Heated Area: 1649 HX Base Yr



332 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	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	0	3,072.00	UT	2.00	2.00	100	2005	2005	3	100	6,144	
4	0296	SHED METAL	0	0	12	16	192.00	UT	11.00	11.00	100	2009	2009	3	100	2,112	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	368,346
TOTAL MARKET OB/XF VALUE	14,812
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	418,158
SOH/AGL Deduction	0
ASSESSED VALUE	418,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,158
TOTAL JUST VALUE	418,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,158

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

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 14,812

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 11/02/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS