LOT 34 BROTHERS WELCOME
AIRPARK S/D. ORB 752-2014,
769-1425, 779-1021, 809-2146,

DOWNS DONALD/DOWNS MARYBETH
121 SW CESSNA CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-036

BUILDING CHARACTERISTICS

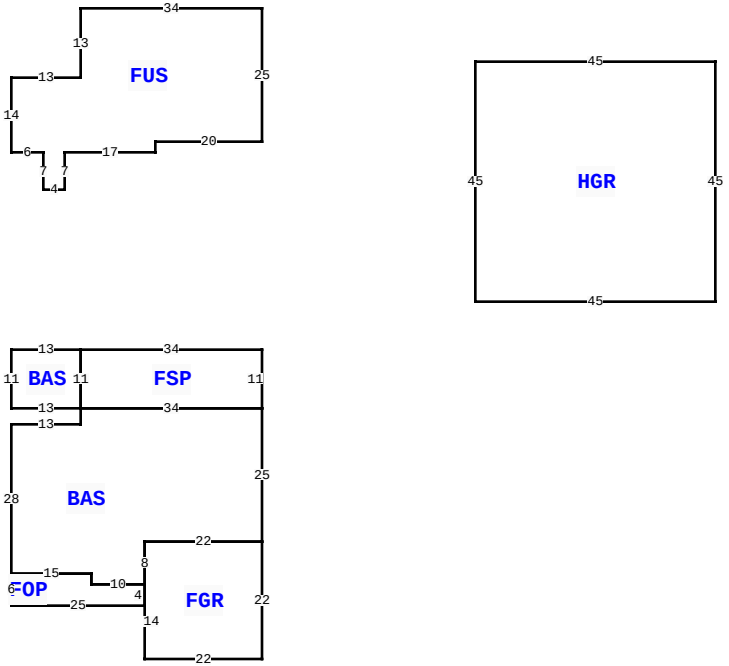
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	143	100		143	11,793
BAS	1,306	100		1,306	107,709
FGR	484	55		266	21,938
FOP	130	30		39	3,216
FSP	374	40		150	12,371
FUS	1,088	100		1,088	89,729
HGR	2,025	45		911	75,132
TOTALS	5,550			3,903	321,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,903	105.2314	115.75	451,772	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2016 Heated Area: 2537 HX Base Yr 2016



121 SW CESSNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	321,888
TOTAL MARKET OB/XF VALUE	18,939
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	375,827
SOH/AGL Deduction	119,199
ASSESSED VALUE	256,628
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	205,217
TOTAL JUST VALUE	375,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	381,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31812	POOL ENCL	85	03/17/2014
31652	POOL	260	12/18/2013
31505	ADDN SFR	178	10/09/2013
18985	SFR	414	11/26/2001
16977	PLANE HNGR	115	05/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0872	8/13/2013	WD	Q	I	01	191,000
GRANTOR: ANGELA MAILHOT						
GRANTEE: DONALD & MARYBETH D						
1174/1812	6/08/2009	PR	U	I	11	100
GRANTOR: ANGELA MAILHOT(PR)						
GRANTEE: ANGELA MAILHOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= N11 W13 S11 E13$ S3 W13 S28 FOP= S6 E25 N4 W10 N2 W15$ E15 S2 E10 FGR= S14 E22 N22 W22 S8$ N8 E22 N25$ FSP= N11 W34 S11 E34$ PTR= N50 FUS= N25 W34 S13 W13 S14 E6 S7 E4 N7 E17 N2 E20 $ S50$ PTR= N20 E40 HGR= E45 N45 W45 S45$ S20 W40$.

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	100	0	0	2,964.00	UT	2.00	2.00	50	2002	2002	3	50	2,964	
2	0280	POOL R/CON	0	100	0	0	214.00	UT	70.00	70.00	100	2014	2014	3	76	11,385	
3	0282	POOL ENCL	0	100	20	34	680.00	UT	15.00	15.00	100	2014	2014	3	45	4,590	

LAND DESCRIPTION

TOTAL OB/XF 18,939

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	100		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: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS