LOT 36 BROTHERS WELCOME AIRPARK.
712-152, 746-795, 746-796, DC 14

DAVIES DWIGHT
175 SW CESSNA CT
LAKE CITY, FL 32025

2027

12-4S-16-02935-038

BUILDING CHARACTERISTICS

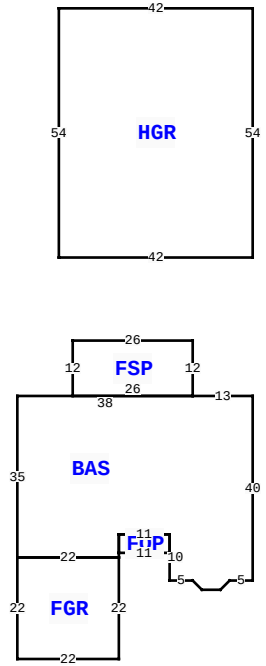
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	06	06
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	1,832	100		1,832	176,166
FGR	484	55		266	25,579
FOP	44	30		13	1,250
FSP	312	40		125	12,020
HGR	2,268	45		1,021	98,180
TOTALS	4,940			3,257	313,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,257	114.2757	125.70	409,405	1998	2005	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 2025 Heated Area: 1832 HX Base Yr



175 SW CESSNA CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	20	42	840.00	UT	1.50	1.50	100	1996	1996	3	100	1,260	
2	0166	CONC,PAVMT	0	0	0	0	2,465.00	UT	1.50	1.50	100	1998	1998	3	100	3,698	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	313,195
TOTAL MARKET OB/XF VALUE	4,958
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	353,153
SOH/AGL Deduction	0
ASSESSED VALUE	353,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,153
TOTAL JUST VALUE	353,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041653	Roof Replacement	10,525	04/01/2021
000041654	Roof Replacement	12,160	04/01/2021
13563	SFR	290	01/27/1998
11384	GARAGE	180	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1177	7/30/2024	WD	Q	I	01	455,000
GRANTOR: VAN DUN EGIDIUS JAN						
GRANTEE: DAVIES DWIGHT						
1506/879	1/11/2024	WD	Q	I	01	300,000
GRANTOR: STRATTON KATHY P						
GRANTEE: VAN DUN EGIDIUS JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N12 W26 S12 E26$ W38 S35 FGR= S22 E22 N22W22$ E22 N1 FOP= E11 N4 W11 S4$ N4 E11 S10 E5 D2 R2 E4 R2 U2 E5 N40$ PTR= N30 HGR= N54 W42 S54 E42$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,958

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 12/16/2024 BY TP Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS