

LOT 44 BROTHERS WELCOME AIRPARK.  
808-230, 947-766, DC 1505-1940,

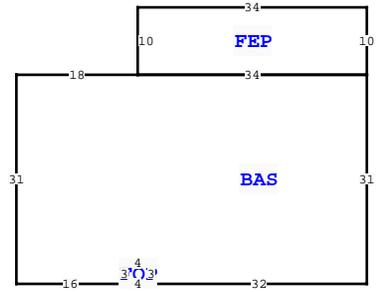
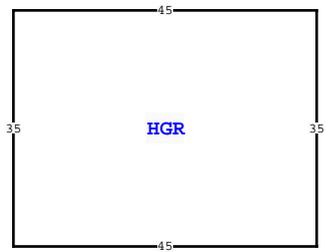
DAVIS CHRISTOPHER MICHAEL/DAVIS ANNE MARIE  
405 SW CESSNA CT  
LAKE CITY, FL 32025

**2026**

12-4S-16-02935-046  
12-4S-16-02935-046

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025									Heated Area: 1600	HX Base Yr 2025



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	1,600	100		1,600	182,448
FEP	340	80		272	31,016
FOP	12	30		4	456
HGR	1,575	45		709	80,847
TOTALS	3,527			2,585	294,767

405 SW CESSNA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			294,767
TOTAL MARKET OB/XF VALUE			10,463
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			340,230
SOH/AGL Deduction			0
ASSESSED VALUE			340,230
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			288,819
TOTAL JUST VALUE			340,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10248	SFR	265	09/26/1995
10249	GARAGE	135	09/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/544	9/09/2024	WD Q	Q	I	01	420,000
GRANTOR: CHAMBERS LIVING TRUST						
GRANTEE: DAVIS CHRISTOPHER M						
0947/0766	1/24/2001	WD Q	Q	I	01	100
GRANTOR: JAMES & VIRGINIA CHAM						
GRANTEE: JAMES R & VIRGINIA						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0261
3	0104

BUILDING NOTES	
BAS= W18 S31 E16 FOP= E4 N3 W4 S3\$ N3 E4 S3 E32 N31 FEP= N10 W34 S10 E34\$ W34\$ PTR= N30 HGR= N35 W45 S35 E45\$ S30\$.	

BUILDING DIMENSIONS	
BAS= W18 S31 E16 FOP= E4 N3 W4 S3\$ N3 E4 S3 E32 N31 FEP= N10 W34 S10 E34\$ W34\$ PTR= N30 HGR= N35 W45 S35 E45\$ S30\$.	

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	0166	CONC, PAVMT	0	100	0	0		3,242.00	UT	1.50				4,863	
2	0261	PRCH, UOP	0	100	0	0		1.00	UT	0.00				500	
3	0104	GENERATOR	0	100	0	0		1.00	UT	6,000.00			85	5,100	

LAND DESCRIPTION		TOTAL OB/XF														10,463								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							