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

2027

12-4S-16-02935-046

BUILDING CHARACTERISTICS

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 Floo	15	HARDTILE 70
Interior Floo	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

MAP NUM | MKT AREA 06

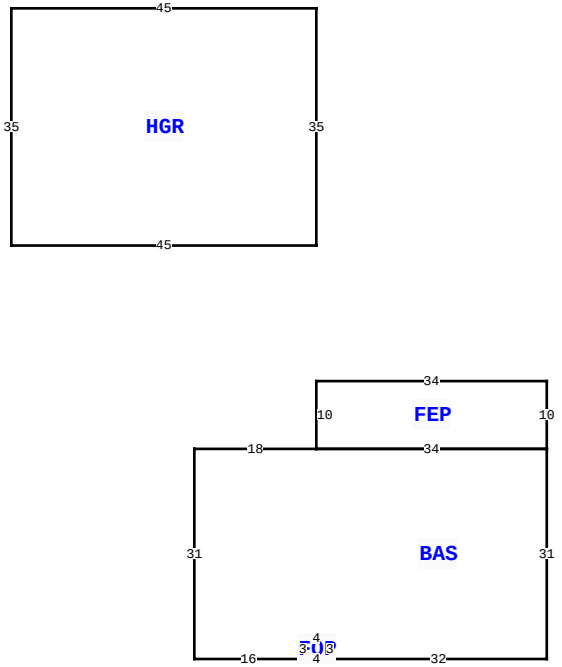
NEIGHBORHOOD/LOC 12416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	176,052
FEP	340	80		272	29,929
FOP	12	30		4	440
HGR	1,575	45		709	78,013
TOTALS	3,527			2,585	284,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	133.3728	146.71	379,245	1996	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1600 HX Base Yr 2025



405 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	0166	CONC,PAVMT	0	100	0	0	3,242.00	UT	1.50	1.50	100	1996	1996	3	100	4,863	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		284,434
TOTAL MARKET OB/XF VALUE		10,463
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		329,897
SOH/AGL Deduction		0
ASSESSED VALUE		329,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,486
TOTAL JUST VALUE		329,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,073

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	I	01	420,000
GRANTOR: CHAMBERS LIVING TRUST						
GRANTEE: DAVIS CHRISTOPHER M						
0947/0766	1/24/2001	WD	Q	I	01	100
GRANTOR: JAMES & VIRGINIA CHAM						
GRANTEE: JAMES R & VIRGINIA						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 10,463

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