

LOT 45 BROTHERS WELCOME
AIRPARK & BEG AT SE COR OF LOT
33, RUN N 74 FT TO A POINT ON

JAEGER ROBERT G/JAEGER CAROLYN D
445 SW CESSNA CT
LAKE CITY, FL 32025

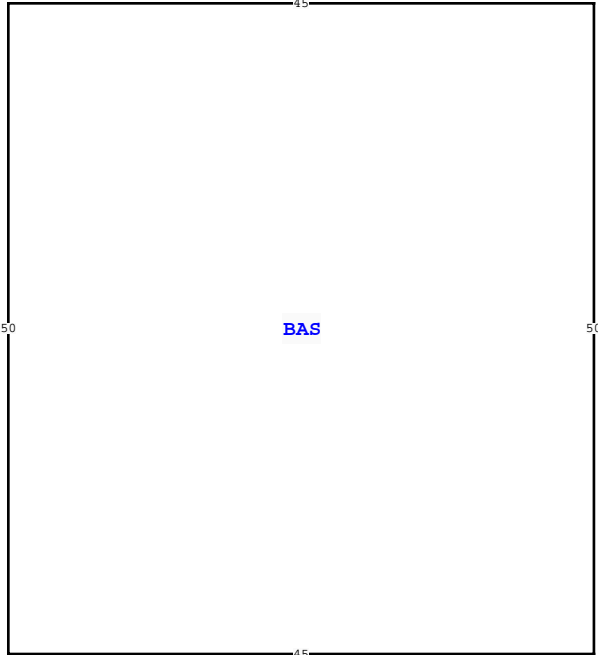
2026

12-4S-16-02935-047



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 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
BAS	2,250	100	
TOTALS	2,250		37,844

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	AIR HANGAR	100% - 2003		23.69	53,302	2002	2002	0	0	29.00	71.00	Heated Area: 2250 HX Base Yr 2003	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		325,863	
TOTAL MARKET OB/XF VALUE		19,738	
TOTAL LAND VALUE - MARKET		40,250	
TOTAL MARKET VALUE		385,851	
SOH/AGL Deduction		98,646	
ASSESSED VALUE		287,205	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		235,794	
TOTAL JUST VALUE		385,851	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21235	POOL	110	11/04/2003
20810	SFR	369	06/20/2003
19708	PLANE HNGR	187	07/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0761/1914	6/23/1992	WD	Q	V		22,000
GRANTOR: JAMES EWALD						
GRANTEE: ROBERT JAEGER						
0637/0519	8/01/1987	WD	U	V		23,100
GRANTOR: MHATRE SHILPA U						
GRANTEE: EWALD JAMES W &						

EXTRA FEATURES																
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	0280	POOL R/CON	0 100	12	28	336.00	UT	70.00	70.00	100	2004	2004	3	43	10,114	
2	0166	CONC, PAVMT	0 100	0	0	4,012.00	UT	2.00	2.00	100	2004	2004	3	100	8,024	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

TOTAL OB/XF													
19,738													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W45 S50 E45 N50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	1.15	35,000.00	40,250.00	40,250							

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AIRPARK & BEG AT SE COR OF LOT
33, RUN N 74 FT TO A POINT ON

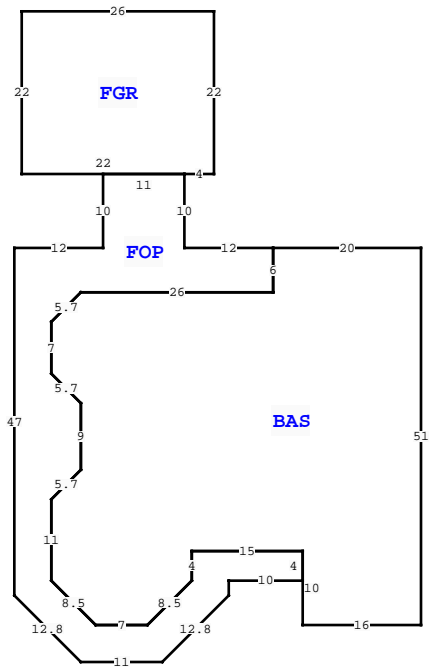
JAEGER ROBERT G/JAEGER CAROLYN D
445 SW CESSNA CT
LAKE CITY, FL 32025

2026

12-4S-16-02935-047

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
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	02	WOOD FRAME	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
BAS	2,124	100	
FGR	572	55	
FOP	795	30	
TOTALS	3,491		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,677	121.5984	136.19	364,581	2004	2004	0	0	21.00	79.00
2 SINGLE FAM 100% - 2003 Heated Area: 2124 HX Base Yr 2003											



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GRANTOR: MHATRE SHILPA U						
GRANTEE: EWALD JAMES W &						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
445 SW CESSNA CT, LAKE CITY					04/03/2025	MLU	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FOP= W12 N10 FGR= E4 N22 W26 S22 E22\$ W11 S10 W12 S47 D9 R9 E11 R9 U9 N2 E10 N4 W15 S4 L6 D6 W7 U6 L6 N11 R4 U4 N9 U4 L4 N7 R4 U4 E26 N6\$ S6 W26 D4 L4 S7 R4 D4 S9 D4 L4 S11 R6 D6 E7 U6 R6 N4 E15 S10 E16 N51\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV