COMM NE COR OF SEC, RUN W
1632.97 FT TO A PT WHICH LIES
11 FT W OF NE COR OF LOT 1

LANDAU VICTOR M
203 SW LOCKHEED LN
LAKE CITY, FL 32025

2027

12-4S-16-02935-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

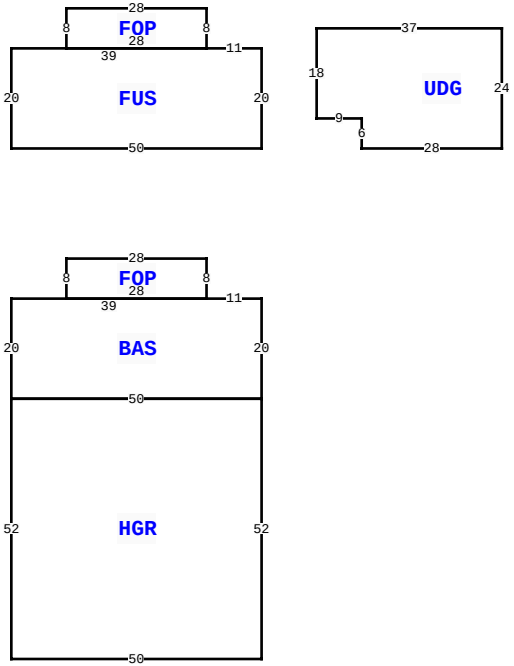
NEIGHBORHOOD/LOC 12416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	76,245
FOP	224	30		67	5,108
FOP	224	30		67	5,108
FUS	1,000	100		1,000	76,245
HGR	2,600	45		1,170	89,207
UDG	834	55		459	34,997
TOTALS	5,882			3,763	286,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,763	106.6328	117.30	441,400	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2000 HX Base Yr 1997



203 SW LOCKHEED LN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,910
TOTAL MARKET OB/XF VALUE	7,194
TOTAL LAND VALUE - MARKET	61,560
TOTAL MARKET VALUE	355,664
SOH/AGL Deduction	74,540
ASSESSED VALUE	281,124
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	229,713
TOTAL JUST VALUE	355,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,874

SALE:1:1: 1.14 AC SPLIT FROM 02935-101, PAID TOO M

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18056	GARAGE	163	03/14/2001
10931	SFR	325	03/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/0038	9/24/2003	WD	Q	I	03	35,000
GRANTOR: LAURA J KELLER						
GRANTEE: VICTOR M LANDAU						
0810/2298	9/16/1995	WD	Q	V		39,500
GRANTOR: RAYMOND SESSIONS						
GRANTEE: VICTOR LANDAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N8 W28 S8 E28$W39 S20 E50HGR= W50 S52 E50 N52$ N20$ PTR= N30 FUS= N20 W11 FOP= N8 W28 S8 E28$ W39 S20 E50$ S30$ PTR= N30 E20 UDG= E28 N24 W37 S18 E9 S6$ S30 W20$.

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	4,796.00	UT	1.50	1.50	100	1996	1996	3	100	7,194	

LAND DESCRIPTION

TOTAL OB/XF 7,194

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		00	0.00	0.00	1.14	AC		1.00	1.00	1.00	54,000.00	54,000.00	61,560							

REVIEW DATE 11/03/2023 BY KS Total Acres: 1.14 Total Land Value: 61,560 Market: 0 Agricultural: 0 Common: 61,560 PRINTED 11/17/2026 BY SYS