LOTS 1 & 2 SOUTHERN LANDINGS AVI
WD 1037-1195, WD 1391-1916

BOWSER ADAM
343 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02941-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

269 SW BROTHERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	33,600
SOH/AGL Deduction	0
ASSESSED VALUE	33,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,600
TOTAL JUST VALUE	33,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1391/1916	8/14/2019	WD	Q	V	05	17,500
GRANTOR: JOHN J HOFFMAN & ETAL						
GRANTEE: ADAM BOWSER						
1037/1195	2/03/2005	WD	Q	V	02	119,000
GRANTOR: DOUGLAS						
GRANTEE: HOFFMAN, LITTERICK						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.60	28,000.00	16,800.00	16,800							
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.60	28,000.00	16,800.00	16,800							

REVIEW DATE 10/25/2023 BY KS Total Acres: 2.84 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 03/24/2026 BY SYS