

LOT 4 SOUTHERN LANDINGS
 AVIATION S/D. WD 1048-153,
 WD 1409-2523

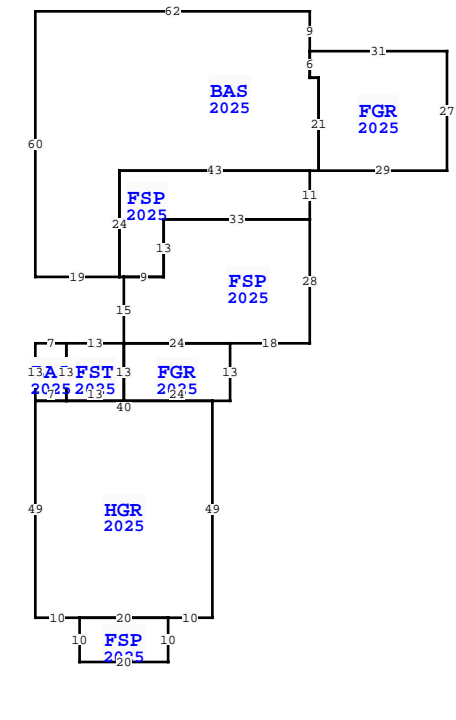
ELFERS FREDRICK TRUSTEE OF THE
 FREDRICK ELFERS REV LIV TRUST, 381 SW BROTHER LN
 LAKE CITY, FL 32025

2026

12-4S-16-02941-104

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3.5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	5,150	110.0000	123.20	634,480	2024	2024	0	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2025 Heated Area: 2821 HX Base Yr 2025														



Quality	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
05 05	0100		06	12416.00 1.00/	BAS	91	100	2025	91	11,099
					BAS	2,730	100	2025	2,730	332,973
					FGR	312	55	2025	172	20,978
					FGR	795	55	2025	437	53,300
					FSP	200	40	2025	80	9,757
					FSP	603	40	2025	241	29,394
					FSP	1,059	40	2025	424	51,715
					FST	169	55	2025	93	11,343
					HGR	1,960	45	2025	882	107,575
TOTALS						7,919			5,150	628,135

381 SW BROTHERS LN, LAKE CITY

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

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	3,600.00	UT	3.00	3.00	100	2025	2024	100	10,800	

TOTAL OB/XF 10,800

LAND DESCRIPTION																								
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/MH	0.00	0.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		628,135	
TOTAL MARKET OB/XF VALUE		10,800	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		666,935	
SOH/AGL Deduction		209,078	
ASSESSED VALUE		457,857	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		406,446	
TOTAL JUST VALUE		666,935	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		673,280	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052756	Screen Enclosure	26,400	03/28/2025
000048768	New Residential C	858,600	12/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/2523	4/13/2020	WD	Q	V	01	17,000
GRANTOR: ELCEE LLC						
GRANTEE: FREDRICK ELFERS TRU						
1048/0153	6/02/2005	WD	Q	V		74,500
GRANTOR: DOUGLAS						
GRANTEE: ELCEE LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2025;ORIG=-20,-11] W31 S6 E2 S21 E29 N27 \$													
FGR=[YR=2025;ORIG=-93,55] E24 S13 W24 N13 \$													
FSP=[YR=2025;ORIG=-103,117] E20 S10 W20 N10 \$													
FST=[YR=2025;ORIG=-106,55] E13 S13 W13 N13 \$													
BAS=[YR=2025;ORIG=-113,55] E7 S13 W7 N13 \$													
BAS=[YR=2025;ORIG=-51,-20] W62 S60 E19 N24 E43 E2 N21 W2 N6 N9 \$													
FSP=[YR=2025;ORIG=-51,27] W33 S13 W9 S15 E24 E18 N28 \$													
FSP=[YR=2025;ORIG=-51,16] W43 S24 E1 E9 N13 E33 N11 \$													
HGR=[YR=2025;ORIG=-73,68] W40 S49 E10 E20 E10 N49 \$													