

LOT 5 SOUTHERN LANDINGS
 AVIATION S/D. WD 1043-1773,
 WD 1152-203, WD 132-300, WD

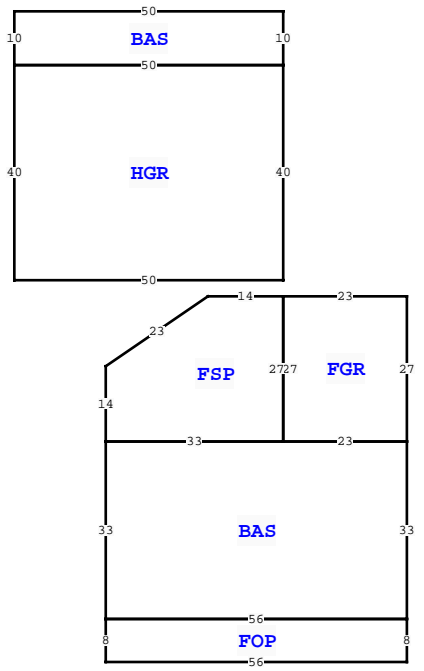
TORRES DOMINGO J/TORRES CARMEN B
 120 SW VOYAGER CT
 LAKE CITY, FL 32025

2026

12-4S-16-02941-105


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	500	100	
BAS	1,848	100	
FGR	621	55	
FOP	448	30	
FSP	768	40	
HGR	2,000	45	
TOTALS	6,185		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,031	112.9516	126.51	509,962	2006	2010	0	0	18.75	81.25
1 SINGLE FAM 100% - 2021 Heated Area: 2348 HX Base Yr 2021											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		414,344	
TOTAL MARKET OB/XF VALUE		6,230	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		455,574	
SOH/AGL Deduction		182,025	
ASSESSED VALUE		273,549	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		222,138	
TOTAL JUST VALUE		455,574	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		461,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048093	Roof Replacement	21,600	09/12/2023
000048094	Roof Replacement	16,800	09/12/2023
25042	POOL	120	09/28/2006
23350	SFR	569	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0810	2/28/2019	WD Q	Q	I	01	331,500
GRANTOR: FREDRICK & LEE ANN EL						
GRANTEE: DOMINGO J & CARMEN						
1312/0300	3/24/2016	WD Q	Q	I	01	250,000
GRANTOR: TAMARA HORTON						
GRANTEE: FREDRICK & LEE ANN						

EXTRA FEATURES												BLD DATE		LGL DATE		
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,692.00	UT	2.50	2.50	100	2006	2006	3	100	4,230	

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							