

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

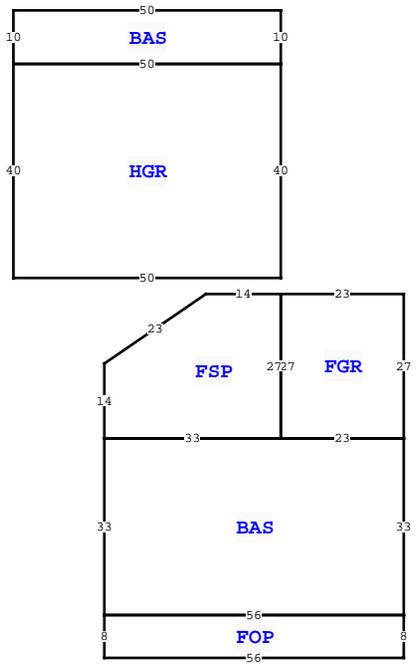
TORRES DOMINGO J/TORRES CARMEN B
 120 SW VOYAGER CT
 LAKE CITY, FL 32025

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 Floo	14	CARPET	90
Interior Floo	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
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	HX HB		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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0166	CONC, PAVMT	0	100	0	1,692.00	UT	2.50	2.50	100	2006

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 S33 FOP= S8 E56 N8 W56 E56 N33 FGR= N27 W23 FSP= W14 L19 D13 S14 E33 N27 S27 E23 W23 PTR= N30 HGR= N40 BAS= N10 W50 S10 E50 W50 S40 E50 S30.	

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							