LOT 9 SOUTHERN LANDINGS AVIATION
WD 1043-1774, CT 1214-33, SWD 12

DOROSHENKO JOEL J/DOROSHENKO DIANE R
252 SW VOYAGER CT
LAKE CITY, FL 32025

2027

12-4S-16-02941-109

BUILDING CHARACTERISTICS

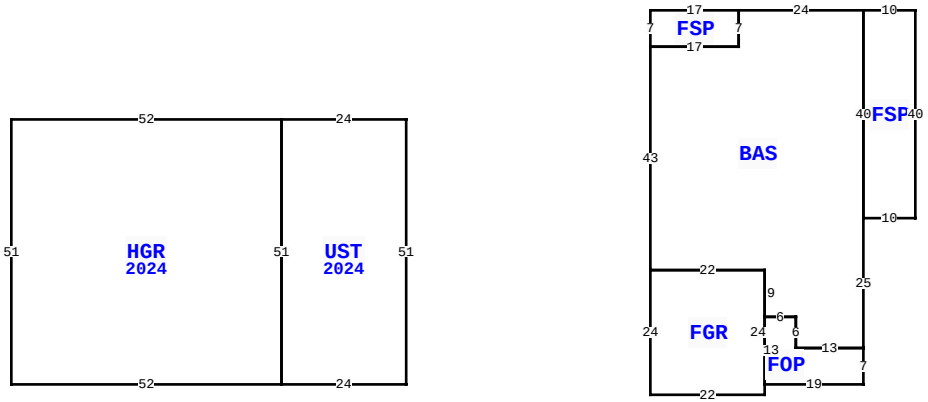
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100		2,180	261,207
FGR	528	55		290	34,747
FOP	169	30		51	6,111
FSP	119	40		48	5,751
FSP	400	40		160	19,171
HGR	2,652	45	2024	1,193	142,945
UST	1,224	45	2024	551	66,021
TOTALS	7,272			4,473	535,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,473	119.7000	131.67	588,960	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2019 Heated Area: 2180 HX Base Yr 2019



252 SW VOYAGER CT, LAKE CITY

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

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	1,095.00	UT	2.00	2.00	100	2016	2016	3	100	2,190	
2	0280	POOL R/CON	0	100	14	32	448.00	UT	70.00	70.00	100	2019	2019	3	89	27,910	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		535,954
TOTAL MARKET OB/XF VALUE		31,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		602,054
SOH/AGL Deduction		93,884
ASSESSED VALUE		508,170
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		456,759
TOTAL JUST VALUE		602,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37731	POOL	250	02/11/2019
37165	MAINT/ALTR	244	08/31/2018
32726	SFR	938	02/23/2015
31757	PLANE HNGR	581	02/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/1070	10/02/2013	WD	Q	V	01	25,000
GRANTOR: ROBERT TERRY MARTIN &						
GRANTEE: JOEL J & DIANE R DO						
1262/1069	10/02/2013	WD	U	V	11	100
GRANTOR: T AND A 1 LAND TRUST						
GRANTEE: ROBERT TERRY MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[YR=2024;ORIG=-164,21] E52 S51 W52 N51 $
BAS=[ORIG=0,0] W24 S7 W17 S43 E22 S9 E6 S6 E13 N25 N40 $
FGR=[ORIG=-41,50] S24 E22 N24 W22 $
FSP=[ORIG=0,40] E10 N40 W10 S40 $
FOP=[ORIG=-19,59] S13 E19 N7 W13 N6 W6 $
FSP=[ORIG=-24,0] W17 S7 E17 N7 $
UST=[YR=2024;ORIG=-112,21] E24 S51 W24 N51 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,100

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

REVIEW DATE 10/25/2023 BY KS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS