LOT 10 SOUTHERN LANDINGS
AVIATION S/D. CT 1329-58, WD
1339-2577,

GAISS RANDOLPH M
280 SW VOYAGER CT
LAKE CITY, FL 32025

2027

12-4S-16-02941-110

BUILDING CHARACTERISTICS

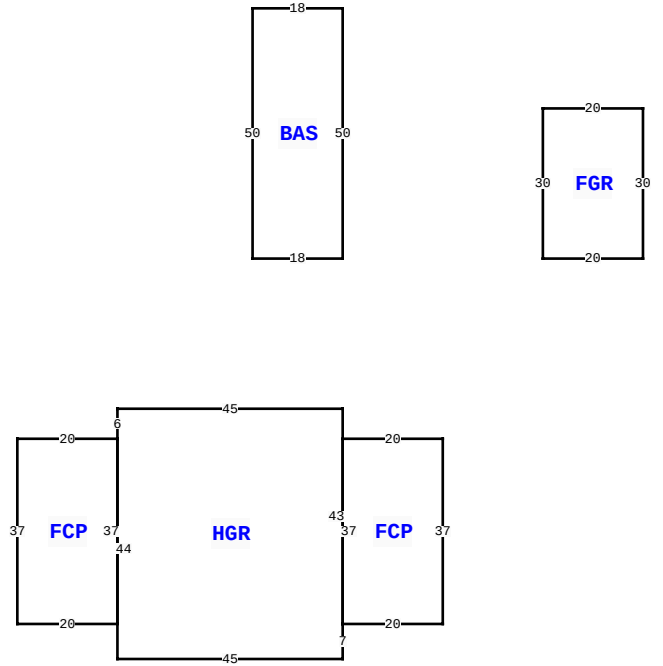
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	900	100		900	93,153
FCP	740	25		185	19,148
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FGR	600	55		330	34,156
HGR	2,250	45		1,012	104,746
TOTALS	5,230			2,612	270,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	132.5280	145.78	380,777	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2018 Heated Area: 900 HX Base Yr 2018



280 SW VOYAGER CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		270,352
TOTAL MARKET OB/XF VALUE		10,206
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,558
SOH/AGL Deduction		79,124
ASSESSED VALUE		236,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,023
TOTAL JUST VALUE		315,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048034	Roof Replacement	29,950	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2577	6/30/2017	WD	U	I	12	199,000
GRANTOR: COLUMBIA BANK						
GRANTEE: RANDOLPH M GAISS						
1329/0058	1/11/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W45 S6 FCP= W20 S37 E20 N37$ S44 E45 N7 FCP= E20 N37 W20 S37$ N43$ PTR= N30 BAS= N50 W18 S50 E18$ S30$ PTR= N30 E40 FGR= E20 N30 W20 S30$ S30 W40$.

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	41	44	1,804.00	UT	1.50	1.50	100	2013	2013	3	100	2,706	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 10,206

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 12/11/2023 BY JS Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS