LOT 13 SOUTHERN LANDINGS AVIATIO
WD 1035-1023.

TOWNER MELVIN D/KENNEY MARLENE A
271 PLANTATION TER
LAKE CITY, FL 32025

2027

12-4S-16-02941-113

BUILDING CHARACTERISTICS

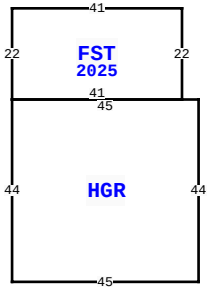
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

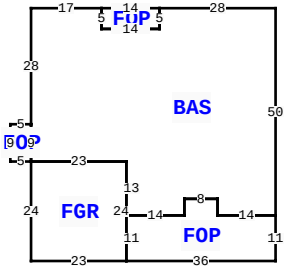
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,549	100		2,549	291,559
FGR	552	55		304	34,772
FOP	45	30		14	1,601
FOP	70	30		21	2,402
FOP	428	30		128	14,641
FST	902	55	2025	496	56,734
HGR	1,980	45		891	101,914
TOTALS	6,526			4,403	503,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,403	113.9556	125.35	551,916	2018	2018	0	0	0	8.75	91.25

1 SINGLE FAM 100% - 2020 Heated Area: 2549 HX Base Yr 2020





271 SW PLANTATION TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	5,638.00	UT	2.00	2.00	100	2018	2018	3	100	11,276	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	503,623
TOTAL MARKET OB/XF VALUE	13,276
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	551,899
SOH/AGL Deduction	207,245
ASSESSED VALUE	344,654
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	293,243
TOTAL JUST VALUE	551,899
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045754	Additions	40,000	10/24/2022
36723	SFR	1,255	05/11/2018
36724	PLANE HNGR	415	05/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1444	11/17/2017	WD	Q	V	01	25,000
GRANTOR: NICHOLAS J ASTAFAN						
GRANTEE: MELVIN D TOWNER & M						
1157/1253	8/18/2008	QC	Q	V	01	100
GRANTOR: ANTHILL PROPERTIES						
GRANTEE: NICHOLAS J ASTAFAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S5 W14 N5 W17 S28 S9 E23 S13 E14 N4 E8 S4 E14 N50 $
HGR=[ORIG=0,-30] N44 W45 S44 E45 $
FGR=[ORIG=-59,37] S24 E23 N24 W23 $
FOP=[ORIG=-36,50] S11 E36 N11 W14 N4 W8 S4 W14 $
FOP=[ORIG=-28,0] W14 S5 E14 N5 $
FOP=[ORIG=-59,28] W5 S9 E5 N9 $
PTR=[ORIG=0,0] N30 S30 $
FST=[YR=2025;ORIG=-45,-96] E41 S22 W41 N22 $
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LAND DESCRIPTION

TOTAL OB/XF 13,276

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 03/23/2026 BY robin Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS