LOT 18 SOUTHERN LANDINGS AVIATIO
WD 1035-2569, WD 1395-192, WD 15

KATHLEEN M ANDERSON TRUST DATED MAY 3, 1999
940 MEADOW LARK LN
MERRITT ISLAND, FL 32953

2027

12-4S-16-02941-118

BUILDING CHARACTERISTICS

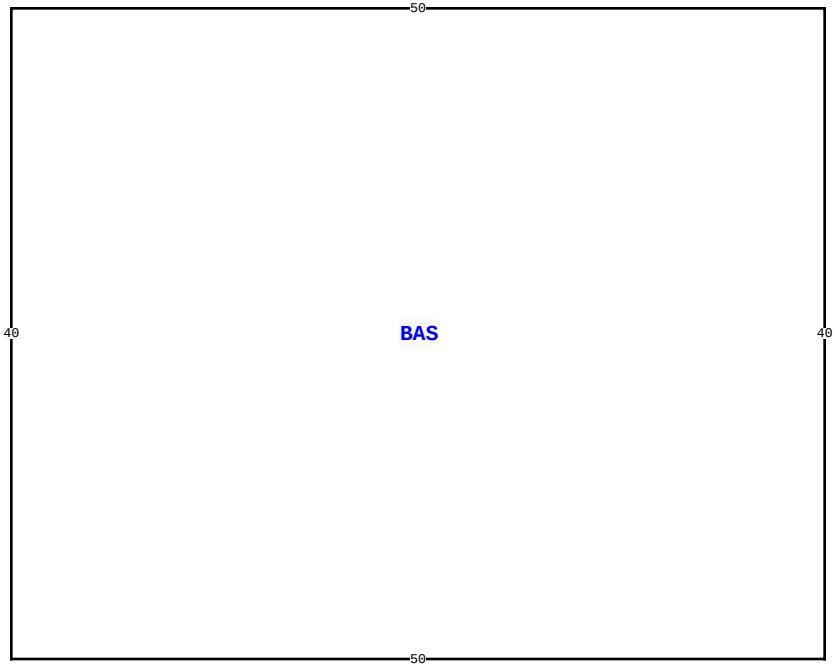
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0149	SFRES/HANGER
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	2,000	100		2,000	51,571
TOTALS	2,000			2,000	51,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,000	72.6000	26.86	53,720	2020	2020	0	0	0	4.00	96.00

1 AIR HANGAR 0% - 2024 Heated Area: 2000 HX Base Yr



126 SW COLONIAL PL, 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	0	0	0	800.00	UT	3.00	3.00	100	2024	2023		100	2,400	
2	0166	CONC,PAVMT	0	0	0	0	640.00	UT	5.00	5.00	100	2026	2025		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	341,660
TOTAL MARKET OB/XF VALUE	5,600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	382,260
SOH/AGL Deduction	0
ASSESSED VALUE	382,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,260
TOTAL JUST VALUE	382,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049573	New Residential C	300,000	04/09/2024
38916	STORAGE	0	11/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/733	10/04/2023	WD	Q	I	01	150,000
GRANTOR: HART BRUCE A						
GRANTEE: KATHLEEN M ANDERSON						
1395/0192	9/20/2019	WD	Q	V	01	18,500
GRANTOR: NICOLAS & LUZ CRUZ						
GRANTEE: BRUCE A & SANDRA KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-60,-18] E50 S40 W50 N40 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	9401	C	HANGER/SFR	0		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 02/27/2026 BY robin Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

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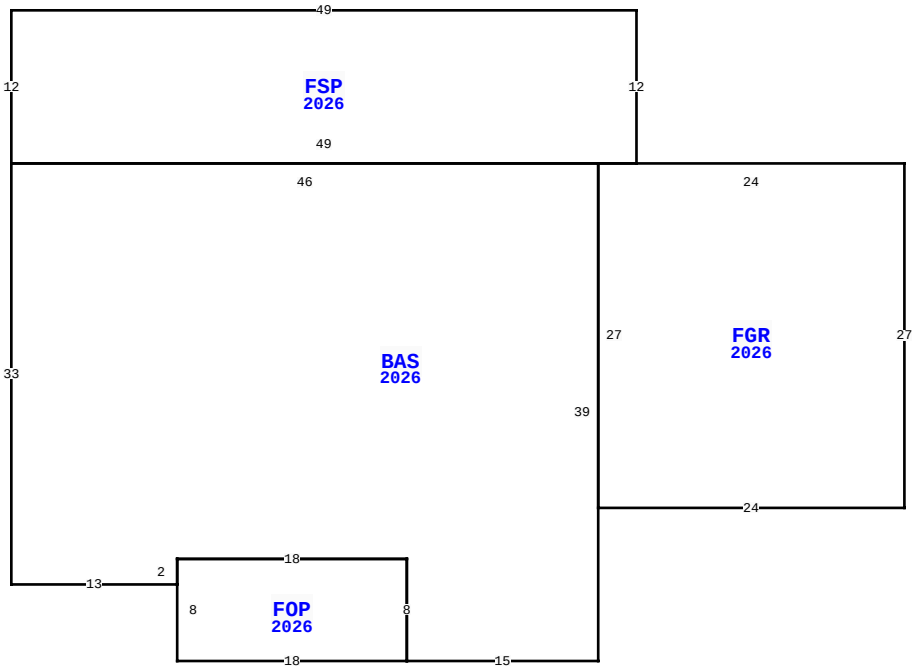
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0149	SFRES/HANGER
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	1,572	100	2026	1,572	206,718
FGR	648	55	2026	356	46,814
FOP	144	30	2026	43	5,655
FSP	588	40	2026	235	30,903
TOTALS	2,952			2,206	290,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	119.5425	131.50	290,089	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 0% - 2026 Heated Area: 1572 HX Base Yr



126 SW COLONIAL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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INCOME VALUE	
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GRANTOR: NICOLAS & LUZ CRUZ						
GRANTEE: BRUCE A & SANDRA KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,17] W46 S33 E13 N2 E18 S8 E15 N39 $
FGR=[YR=2026;ORIG=60,17] E24 S27 W24 N27 $
FSP=[YR=2026;ORIG=14,5] E49 S12 W49 N12 $
FOP=[YR=2026;ORIG=27,48] E18 S8 W18 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS