LOT 26 SOUTHERN LANDINGS AVIATIO
WD 1035-1024, QC 1157-1254, QC 1

KOTT EDWARD A/KOTT KATHRYN M
160 SW ORANGE BLOSSOM CT
LAKE CITY, FL 32025

2027

12-4S-16-02941-126

BUILDING CHARACTERISTICS

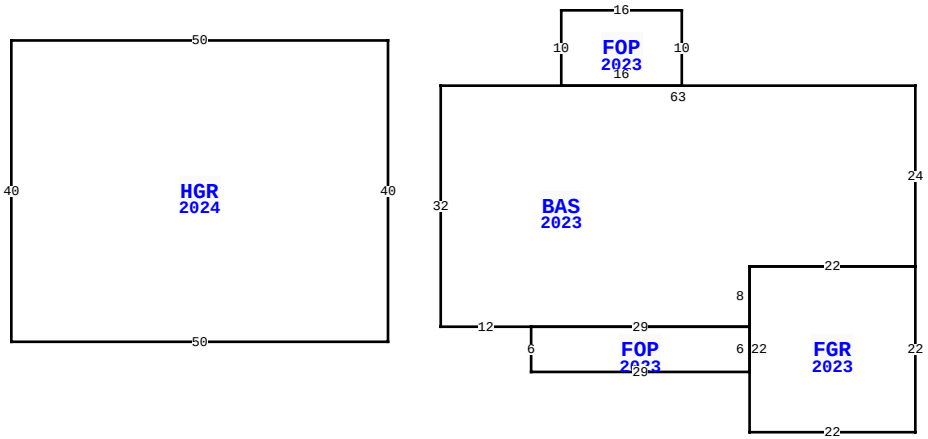
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
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	1,840	100	2023	1,840	256,358
FGR	484	55	2023	266	37,061
FOP	160	30	2023	48	6,688
FOP	174	30	2023	52	7,245
HGR	2,000	45	2024	900	125,392
TOTALS	4,658			3,106	432,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,106	132.6281	145.89	453,134	2022	2022	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2026 Heated Area: 1840 HX Base Yr 2026



160 SW ORANGE BLOSSOM 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	1,620.00	UT	3.00	3.00	100	2023	2022		100	4,860	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	432,743
TOTAL MARKET OB/XF VALUE	10,560
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	478,303
SOH/AGL Deduction	86,266
ASSESSED VALUE	392,037
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	340,626
TOTAL JUST VALUE	478,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051823	Generator	0	12/13/2024
000049550	Electrical Servic	0	04/03/2024
000049244	Roof Replacement	20,250	02/20/2024
000046955	Storage Building	128,000	04/13/2023
000042929	New Residential C	250,000	10/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2112	7/31/2024	WD	Q	I	01	640,000
GRANTOR: MARSHALL TIMOTHY WAYN						
GRANTEE: KOTT EDWARD A						
1479/349	11/08/2022	WD	Q	V	01	449,000
GRANTOR: LEV JOANN T						
GRANTEE: MARSHALL TIMOTHY WA						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[YR=2023;ORIG=10,-20] W63 S32 E12 E29 N8 E22 N24 $
FGR=[YR=2023;ORIG=-12,4] E22 S22 W22 N22 $
FOP=[YR=2023;ORIG=-41,12] E29 S6 W29 N6 $
FOP=[YR=2023;ORIG=-37,-30] E16 S10 W16 N10 $
HGR=[YR=2024;ORIG=-110,-26] E50 S40 W50 N40 $
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LAND DESCRIPTION

TOTAL OB/XF 10,560

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 03/06/2026 BY robin Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS