LOT 27 SOUTHERN LANDINGS
AVIATION S/D. WD 1031-2554,
LE 1150-28, DC 1376-2415, QC

KLAUBER GERALD TRUSTEE
186 SW ORANGE BLOSSOM CT
LAKE CITY, FL 32025

2027

12-4S-16-02941-127

BUILDING CHARACTERISTICS

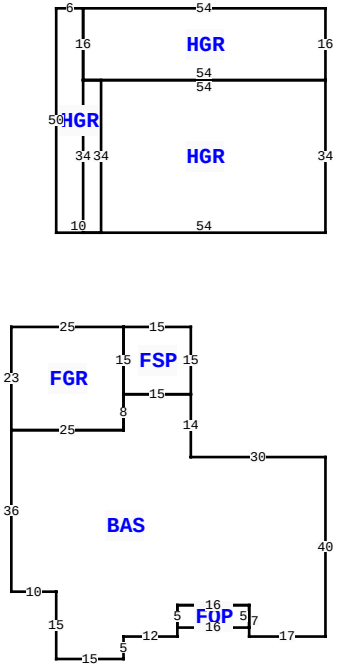
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	3,023	100		3,023	297,582
FGR	575	55		316	31,106
FOP	80	30		24	2,363
FSP	225	40		90	8,860
HGR	436	45		196	19,294
HGR	864	45		389	38,293
HGR	1,836	45		826	81,311
TOTALS	7,039			4,864	478,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,864	110.4830	121.53	591,122	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 3023 HX Base Yr 2007



186 SW ORANGE BLOSSOM 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		478,809
TOTAL MARKET OB/XF VALUE		8,530
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		522,339
SOH/AGL Deduction		146,592
ASSESSED VALUE		375,747
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		319,336
TOTAL JUST VALUE		522,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051844	Roof Replacement	33,363	12/16/2024
000051845	Roof Replacement	19,039	12/16/2024
23535	SFR	820	08/24/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1392/0140	8/26/2019	QC	U	I	11	100
GRANTOR: GERALD KLAUBER						
GRANTEE: GERALD KLAUBER TRUS						
1389/0305	7/01/2019	QC	U	I	11	100
GRANTOR: GERALD KLAUBER (AS TO						
GRANTEE: GERALD KLAUBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N14 FSP= N15 W15 S15 E15$ W15 FGR= N15 W25 S23 E25 N8$ S8 W25 S36E10 S15 E15 N5 E12 N2 FOP= E16 N5 W16 S5$ N5 E16 S7 E17 N40$ PTR= N50 HGR= N34 HGR= N16 W54 HGR= W6 S50 E10 N34 W4 N16$ S16 E54$ W54 S34 E54$ S50$.

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	3,412.00	UT	2.50	2.50	100	2006	2006	3	100	8,530	

LAND DESCRIPTION

TOTAL OB/XF 8,530

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 01/29/2025 BY JS Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS