LOT 28 SOUTHERN LANDINGS AVIATIO
WD 1047-2898, WD 1400-41, WD 155

SULLIVAN ALICE F LIVING TRUST DATED JANUARY 11, 20
200 SW ORANGE BLOOSOM CT
LAKE CITY, FL 32025

2027

12-4S-16-02941-128

BUILDING CHARACTERISTICS

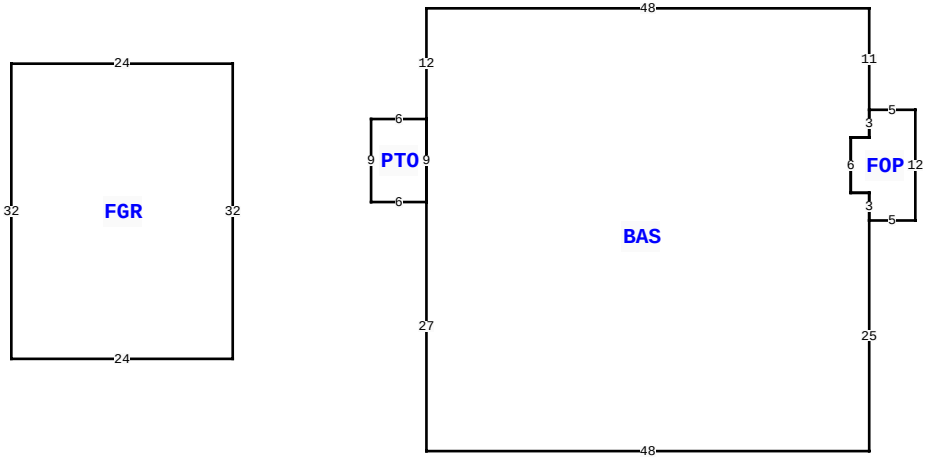
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	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	2,292	100		2,292	252,927
FGR	768	55		422	46,569
FOP	72	30		22	2,428
PTO	54	5		3	331
TOTALS	3,186			2,739	302,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,739	105.6000	116.16	318,162	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2026 Heated Area: 2292 HX Base Yr



200 SW ORANGE BLOSSOM CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	24	50	1.00	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,254
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	340,854
SOH/AGL Deduction	0
ASSESSED VALUE	340,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,854
TOTAL JUST VALUE	340,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051769	Solar Power Syste	41,344	12/10/2024
000042209	Storage Building	45,000	06/24/2021
40450	SFR	0	08/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1902	11/19/2025	WD	Q	I	01	385,000
GRANTOR: DUTTON RANDELL L						
GRANTEE: SULLIVAN ALICE F LI						
1400/0041	11/21/2019	WD	Q	V	01	20,000
GRANTOR: CURTIS N & LINDA D SO						
GRANTEE: RANDELL L & LILLIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=81,20] W48 S12 S9 S27 E48 N25 N3 W2 N6 E2 N3 N11 $
FOP=[ORIG=86,31] W5 S3 W2 S6 E2 S3 E5 N12 $
PTO=[ORIG=27,32] E6 S9 W6 N9 $
FGR=[ORIG=-12,26] E24 S32 W24 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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	0100	C	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 02/04/2026 BY TP Total Acres: 0.74 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS