

LOT 18 CANNON CREEK AIR PARK
S/D. ORB 644-335, 761-1706
803-609, 804-2190, 917-1345,

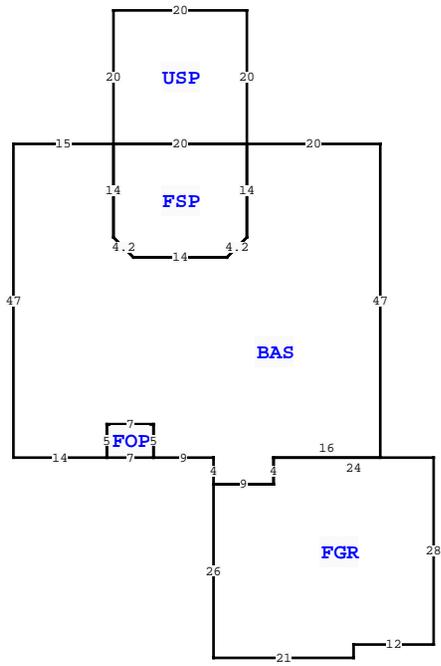
WIENCEK MARK S & SUZANNE/WIENCEK SUZANNE
443 SW AIRPARK GLN
LAKE CITY, FL 32025

2026

12-4S-16-02947-018

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,255	100	
FGR	930	55	
FOP	35	30	
FSP	331	40	
USP	400	35	
TOTALS	3,951		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2007		167.79	511,592	2006	2006	0	0	19.00	81.00
Heated Area: 2255 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	414,390		
TOTAL MARKET OB/XF VALUE	76,908		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	526,298		
SOH/AGL Deduction	171,413		
ASSESSED VALUE	354,885		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	303,474		
TOTAL JUST VALUE	526,298		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	524,038		
SALE:3:1: LOT 18 C.C.A.P.;NOT CONSISTENT W/ S/D SA			
SALE:2:1: CERTIFICATE OF TITLE			
SALE:1:1: LOT 18 CANNON CREEK AIRPARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052648	Roof Replacement	16,835	03/19/2025
000049208	Roof Replacement	23,030	02/13/2024
25036	PLANE HNGR	402	09/28/2006
22764	SFR	650	02/09/2005
5953	SFR	51,000	04/23/1992
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0917/1345	12/28/2000	WD Q	V
GRANTOR: JOHN & LORNA EVANS			
GRANTEE: MARK & SUSAN WIENCE			
0804/2190	4/30/1995	WD Q	V
GRANTOR: RAYMOND R SESSIONS JR			
GRANTEE: JOHN H III & LORNA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W20 S14 D3L3 W14 U3L3 N14 W15 S47 E14 N5 E7 S5 E9 S4 E9 N4 E16 N47 \$			
FGR=[ORIG=-25,51] S26 E21 N2 E12 N28 W24 S4 W9 \$			
USP=[ORIG=-20,0] N20 W20 S20 E20 \$			
FSP=[ORIG=-20,0] W20 S14 D3R3 E14 U3R3 N14 \$			
FOP=[ORIG=-41,47] E7 N5 W7 S5 \$			

EXTRA FEATURES																
L N	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	1,935.00	UT	2.50	2.50	100	2006	2006	3	100	4,838	
2	0166	CONC,PAVMT	0	100	30	1,140.00	UT	3.00	3.00	100	2007	2007	3	100	3,420	
3	0006	AIRPL HGR	0	0	50	2,650.00	UT	25.00	25.00	100	2007	2007	3	100	66,250	
4	0282	POOL ENCL	0	100	20	400.00	UT	15.00	15.00	100	2007	2007	3	40	2,400	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							