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

2027

12-4S-16-02947-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	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. 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

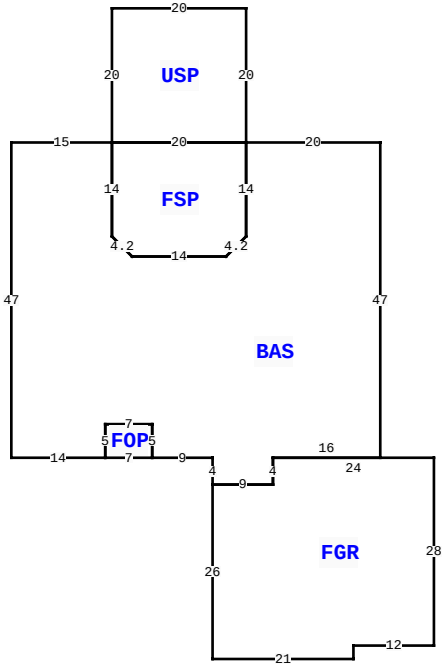
NEIGHBORHOOD/LOC 12416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,255	100		2,255	295,719
FGR	930	55		512	67,143
FOP	35	30		10	1,311
FSP	331	40		132	17,311
USP	400	35		140	18,359
TOTALS	3,951			3,049	399,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,049	147.1800	161.90	493,633	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2255 HX Base Yr 2007



443 SW AIRPARK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,935.00	UT	2.50	2.50	100	2006	2006	3	100	4,838	
2	0166	CONC,PAVMT	0	100	30	38	1,140.00	UT	3.00	3.00	100	2007	2007	3	100	3,420	
3	0006	AIRPL HGR	0	0	50	53	2,650.00	UT	25.00	25.00	100	2007	2007	3	100	66,250	
4	0282	POOL ENCL	0	100	20	20	400.00	UT	15.00	15.00	100	2007	2007	3	40	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		399,843
TOTAL MARKET OB/XF VALUE		76,908
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		511,751
SOH/AGL Deduction		148,207
ASSESSED VALUE		363,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,133
TOTAL JUST VALUE		511,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,012

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 / U	V / I	RSN CD	SALE PRICE
0917/1345	12/28/2000	WD	Q	V		47,000
GRANTOR: JOHN & LORNA EVANS						
GRANTEE: MARK & SUSAN WIENCE						
0804/2190	4/30/1995	WD	Q	V		29,500
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 $
.

LAND DESCRIPTION

TOTAL OB/XF 76,908

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/07/2025 BY chuck Total Acres: 1.02 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS