COMM INTERS N LINE OF SEC & W R/
60.08 FT FOR POB, CONT S 290.19
NW 201.25 FT, NE 202.17 FT, E 25

DAVIES DWIGHT A
175 SW CESSNA CT
LAKE CITY, FL 32025

**2027**

**22-5S-17-09321-000**

## BUILDING CHARACTERISTICS

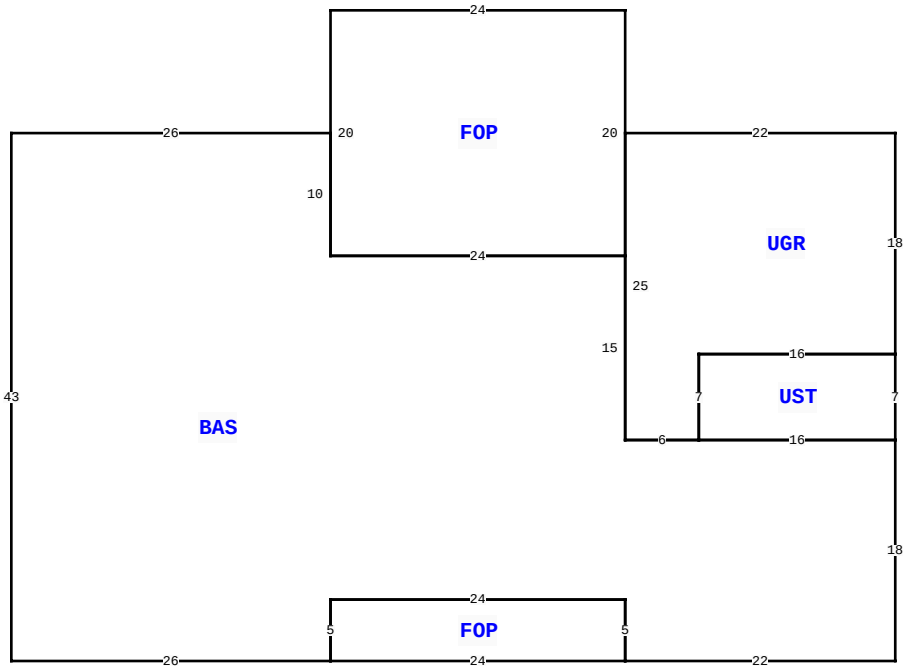
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 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 02 |
| NEIGHBORHOOD/LOC | 22517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,186 | 100 | | 2,186 | 182,756 |
| FOP | 120 | 30 | | 36 | 3,010 |
| FOP | 480 | 30 | | 144 | 12,039 |
| UGR | 438 | 45 | | 197 | 16,470 |
| UST | 112 | 45 | | 50 | 4,180 |
| TOTALS | 3,336 | | | 2,613 | 218,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,613 | 116.9280 | 128.62 | 336,084 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 2186 HX Base Yr




154 SW AVIATION DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 218,455 |
| TOTAL MARKET OB/XF VALUE | 21,836 |
| TOTAL LAND VALUE - MARKET | 38,780 |
| TOTAL MARKET VALUE | 279,071 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 279,071 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,071 |
| TOTAL JUST VALUE | 279,071 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 283,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052058 | Roof Replacement | 20,000 | 01/14/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1525/1330 | 10/03/2024 | WD | Q | I | 01 | 315,000 |
| GRANTOR: COOLE KAREN DIANE | | | | | | |
| GRANTEE: DAVIES DWIGHT A | | | | | | |
| 1496/1675 | 10/10/2017 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (SKINN | | | | | | |
| GRANTEE: COOLE KAREN DIANE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S43 E26 FOP= E24 N5W24 S5$ N5 E24 S5 E22 N18 UST= N7 W16 S7 E16$ W16 UGR= N7 E16 N18W22 S25 E6$ W6N15 FOP= N20 W24 S20 E24$ W24N10$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1989 | 1989 | 3 | 40 | 14,336 | |
| 3 | 0282 | POOL ENCL | 0 | 0 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 40 | 6,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,836

| 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 | | 00 | 0.00 | 0.00 | 2.77 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 38,780 | | | | | | | |

REVIEW DATE 02/24/2025 BY jerry Total Acres: 2.77 Total Land Value: 38,780 Market: 0 Agricultural: 0 Common: 38,780 PRINTED 11/17/2026 BY SYS