LOT 9 LAKE CITY AIRPARK S/D.
ORB 455-598, 997-559, WD 1217-1531,

SOMMER STEPHEN A/SOMMER SUSAN J
505 SW AVIATION DR
LAKE CITY, FL 32025

2027

22-5S-17-09322-009

BUILDING CHARACTERISTICS

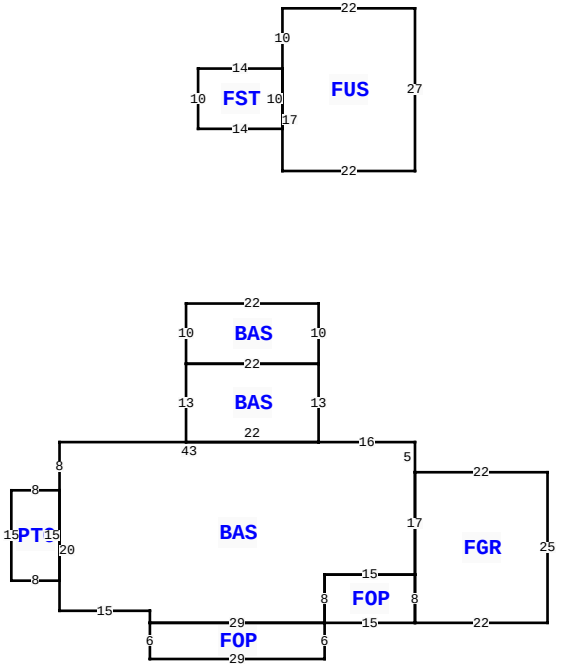
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	22517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	20,513
BAS	286	100		286	26,668
BAS	1,620	100		1,620	151,053
FGR	550	55		302	28,159
FOP	120	30		36	3,357
FOP	174	30		52	4,848
FST	140	55		77	7,180
FUS	594	100		594	55,386
PTO	120	5		6	560
TOTALS	3,824			3,193	297,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,193	130.4087	143.45	458,036	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2720 HX Base Yr 2014



505 SW AVIATION DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	297,723
TOTAL MARKET OB/XF VALUE	35,048
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	407,771
SOH/AGL Deduction	119,909
ASSESSED VALUE	287,862
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	236,451
TOTAL JUST VALUE	407,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,188

LAND:1:1: 4.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35551	STORAGE	344	07/13/2017
6385	ADDN SFR	2,000	09/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1531	7/05/2011	WD	Q	I	01	210,000
GRANTOR: MICHAEL C & DEBORAH D						
GRANTEE: STEPHEN A & SUSAN J						
0997/0559	10/13/2003	WD	Q	I		196,000
GRANTOR: HOFFMAN						
GRANTEE: LEONARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N5 W16 BAS= N13 BAS= N10 W22 S10 E22$ W22 S13 E22$ W43 S8 PTO= W8 S15 E8 N15$ S20 E15 S2 FOP= S6 E29 N6 W29$ E29 FOP= E15 N8 W15 S8$ N8 E15 FGR= S8 E22 N25 W22 S17$ N17$PTR=N50 FUS= N27 W22 S10 FST= W14 S10 E14 N10$ S17 E22$ 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	22	37	814.00	UT	1.40	1.40	100	1993	1993	3	100	1,140	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	14.00	100	2006	2006	3	100	2,688	
4	0031	BARN,MT AE	0	100	45	68	3,060.00	UT	9.00	9.00	100	2017	2017	3	100	27,540	
5	0166	CONC,PAVMT	0	100	42	20	840.00	UT	2.00	2.00	100	2017	2017	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 35,048

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	75,000.00	75,000.00	75,000							

REVIEW DATE 08/17/2017 BY BC Total Acres: 4.05 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/16/2026 BY SYS