

LOT 11 LAKE CITY AIRPARK S/D.  
501-797, 593-336, 786-709, WD  
856-209, PB 1017-1903-1910, DC

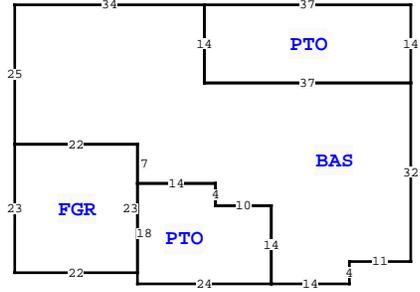
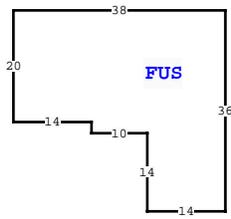
MACHADO ADONIS  
447 SW AVIATION DR  
LAKE CITY, FL 32025

**2026**

22-5S-17-09322-011  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	07	CONC TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		8	100		
Bathrooms		5.5	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	05	05			
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	2,046	100		2,046	192,397
FGR	506	55		278	26,142
FUS	1,004	100		1,004	94,412
PTO	392	5		20	1,880
PTO	518	5		26	2,445
TOTALS	4,466			3,374	317,276

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,374	126.9051	144.67	488,117	1993	1993	0	0	0	35.00	65.00
2 SINGLE FAM 100% - 2020 Heated Area: 3050 HX Base Yr 2020												



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0006	AIRPL HGR	0	100	59	47	2,773.00	UT	12.00	100	1993	1993	3	100	33,276	
2	0166	CONC, PAVMT	0	100	47	30	1,410.00	UT	1.00	100	0	0	3	100	1,410	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
4	0081	DECKING WI	0	100	20	24	480.00	UT	5.00	100	2004	2004	3	100	2,400	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	2017	2017	3	100	1,200	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION												TOTAL OB/XF												
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY						
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	317,276					
TOTAL MARKET OB/XF VALUE	40,886					
TOTAL LAND VALUE - MARKET	55,000					
TOTAL MARKET VALUE	413,162					
SOH/AGL Deduction	125,428					
ASSESSED VALUE	287,734					
TOTAL EXEMPTION VALUE	51,411					
BASE TAXABLE VALUE	236,323					
TOTAL JUST VALUE	413,162					
NCON VALUE	0					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	407,592					
LAND:1:1: 4.02 AC						
SALE:1:1: HUSBAND TO HUSBAND & WIFE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000052109	Roof Replacement	13,335	01/17/2025			
30441	MAINT/ALTR	40	09/05/2012			
24601	REMODEL	40	06/06/2006			
22082	POOL	90	07/15/2004			
6669	SFR	65,000	12/14/1992			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2641	5/15/2019	WD	Q	I	01	299,900
GRANTOR: HANA DESOFF						
GRANTEE: ADONIS MACHADO						
1298/2166	7/29/2015	WD	Q	I	01	254,900
GRANTOR: RODNEY & DEBORAH BAKE						
GRANTEE: HANA DESOFF						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W34 S25 FGR= S23 E22 N23 W22\$ E22 S7 PTO= S18 E24 N14 W10 N4 W14\$ E14 S4 E10 S14E14 N4 E11 N32 PTO= N14 W37 S14 E37\$ W37 N14\$ PTR= N30 FUS= N36 W38 S20 E14 S2 E10 S14 E14\$ S30\$.						