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

**2027**

**22-5S-17-09322-011**

## BUILDING CHARACTERISTICS

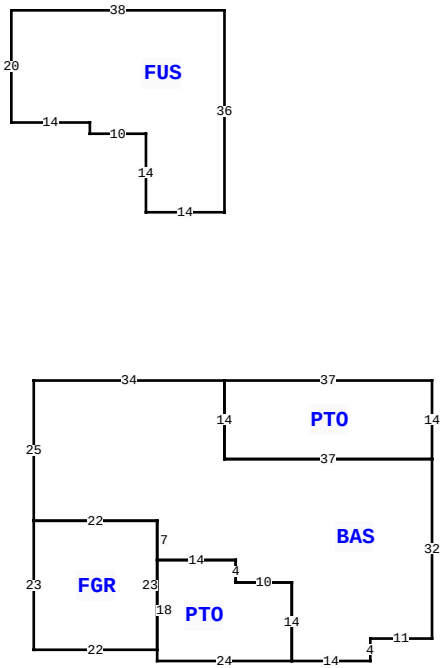
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 15 | HARDTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 185,654 |
| FGR | 506 | 55 | | 278 | 25,226 |
| FUS | 1,004 | 100 | | 1,004 | 91,103 |
| PTO | 392 | 5 | | 20 | 1,815 |
| PTO | 518 | 5 | | 26 | 2,360 |
| TOTALS | 4,466 | | | 3,374 | 306,156 |

## 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 | 139.60 | 471,010 | 1993 | 1993 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 100% - 2020 Heated Area: 3050 HX Base Yr 2020




447 SW AVIATION DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0006 | AIRPL HGR | 0 | 100 | 59 | 47 | 2,773.00 | UT | 12.00 | 12.00 | 100 | 1993 | 1993 | 3 | 100 | 33,276 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 47 | 30 | 1,410.00 | UT | 1.00 | 1.00 | 100 | 0 | 0 | 3 | 100 | 1,410 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,500 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 20 | 24 | 480.00 | UT | 5.00 | 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 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 306,156 |
| TOTAL MARKET OB/XF VALUE | 40,886 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 422,042 |
| SOH/AGL Deduction | 125,751 |
| ASSESSED VALUE | 296,291 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 244,880 |
| TOTAL JUST VALUE | 422,042 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 427,592 |

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$.

## LAND DESCRIPTION

TOTAL OB/XF 40,886

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 02/10/2025 BY jerry Total Acres: 4.02 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/16/2026 BY SYS