LOTS 13, 14 & 15 LAKE CITY AIRPA
RUNWAY.

BROOME JAMES N/BROOME TIFFANY L
446 SW AVIATION DR
LAKE CITY, FL 32025

2027

22-5S-17-09322-013

BUILDING CHARACTERISTICS

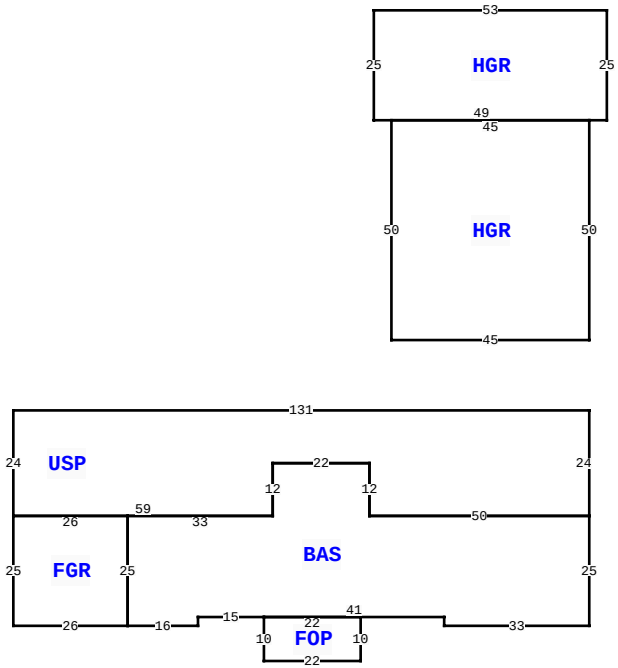
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	2,777	100		2,777	180,180
FGR	650	55		358	23,228
FOP	220	30		66	4,282
HGR	1,325	45		596	38,670
HGR	2,250	45		1,012	65,662
USP	2,880	35		1,008	65,402
TOTALS	10,102			5,817	377,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,817	90.7440	99.82	580,653	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2777 HX Base Yr 2022



446 SW AVIATION DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		377,424
TOTAL MARKET OB/XF VALUE		19,036
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		531,460
SOH/AGL Deduction		145,234
ASSESSED VALUE		386,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,815
TOTAL JUST VALUE		531,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,304

SALE:1:1: LOTS 13, 14 & 15 LAKE CITY AIRPARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19552	ADDN SFR	222	05/16/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/374	1/26/2021	WD	Q	I	01	440,000
GRANTOR: LEROY JOAN A						
GRANTEE: BROOME JAMES N						
1039/2498	3/01/2005	WD	Q	I		430,000
GRANTOR: PAUL E & PATRICIA A F						
GRANTEE: JAMES V & JOAN A LE						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N24 W131 S24 E59 N12 E22S12 E50$ BAS= W50 N12 W22 S12W33 FGR= W26 S25 E26 N25$ S25E16 N2 E15 FOP= S10 E22 N10 W22$ E41 S2 E33 N25$ PTR= N40 HGR= N50 HGR= E4 N25 W53 S25 E49$ W45 S50E45$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 19,036

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	3.00	LT		1.00	1.00	0.60	75,000.00	45,000.00	135,000							

REVIEW DATE 08/21/2017 BY BC Total Acres: 7.44 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 11/17/2026 BY SYS