

COLUMBIA COUNTY

Property Appraiser

Parcel 12-4S-16-02947-018

Owners

WIENCEK MARK S & SUZANNE
WIENCEK SUZANNE
443 SW AIRPARK GLN
LAKE CITY, FL 32025

Parcel Summary

Location	443 SW AIRPARK GLN
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	1.0200
Section	12
Township	4S
Range	16
Subdivision	CAN CR AIR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 18 CANNON CREEK AIR PARK
S/D. ORB 644-335, 761-1706
803-609, 804-2190, 917-1345,



Working Values

	2025
Total Building	\$363,276
Total Extra Features	\$76,908
Total Market Land	\$30,000
Total Ag Land	\$0

	2025
Total Market	\$470,184
Total Assessed	\$347,297
Total Exempt	\$50,722
Total Taxable	\$296,575
SOH Diff	\$122,887

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$367,707	\$326,834	\$298,957	\$255,093	\$236,018	\$220,079
Total Extra Features	\$76,908	\$76,908	\$76,908	\$76,308	\$76,308	\$76,308
Total Market Land	\$30,000	\$28,000	\$26,000	\$26,000	\$26,000	\$26,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$474,615	\$431,742	\$401,865	\$357,401	\$338,326	\$322,387
Total Assessed	\$339,376	\$331,421	\$323,698	\$316,200	\$312,749	\$307,207
Total Exempt	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$289,376	\$281,421	\$273,698	\$266,200	\$262,749	\$257,207
SOH Diff	\$135,239	\$100,321	\$78,167	\$41,201	\$25,577	\$15,180

Document/Transfer/Sales History

Instrument / Official Record	Date	<u>Q/U</u>	Reason	Type	<u>V/I</u>	Sale Price	Ownership
<u>WD</u> 0917/1345	2000-12-28	<u>Q</u>		WARRANTY DEED	Vacant	\$47,000	Grantor: JOHN & LORNA EVANS Grantee: MARK & SUSAN WIENCEK
<u>WD</u> 0804/2190	1995-04-30	<u>Q</u>		WARRANTY DEED	Vacant	\$29,500	Grantor: RAYMOND R SESSIONS JR Grantee: JOHN H III & LORNA F EVANS
<u>CT</u> 0803/0609	1995-03-21	<u>U</u>	<u>11</u>	CERTIFICATE OF TITLE	Vacant	\$20,000	Grantor: JAMES L & TERRY JEANHOUSTON Grantee: RAYMOND R SESSIONS JR
<u>WD</u> 0761/1706	1992-06-19	<u>U</u>	<u>12</u>	WARRANTY DEED	Vacant	\$26,000	Grantor: RAYMOND SESSIONS Grantee: JAMES HOUSTON

Buildings

Building # 1, Section # 1, 233305, SFR

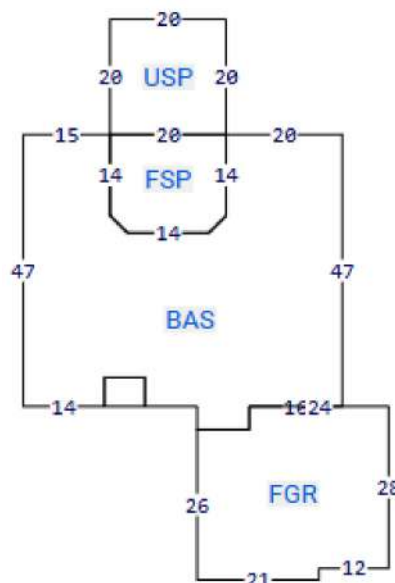
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	2255	\$443,020	2006	2006	0.00%	18.00%	82.00%	\$363,276

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	19	COMMON BRK
RS	Roof Structure	08	IRREGULAR
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	11	CLAY TILE
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame		
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	2,255	100%	2,255
FGR	930	55%	512
FOP	35	30%	10
FSP	331	40%	132
USP	400	35%	140



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1935.00	\$2.50	2006	100%	\$4,838
0166	CONC,PAVMT	30	38	1140.00	\$3.00	2007	100%	\$3,420
0006	AIRPL HGR	50	53	2650.00	\$25.00	2007	100%	\$66,250
0282	POOL ENCL	20	20	400.00	\$15.00	2007	40%	\$2,400

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	RSF-1	.00	.00	1.00	\$30,000.00/LT	1.02	1.00	\$30,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Feb 20, 2024	000049208	REROOF SFR	COMPLETED	Roof Replacement or Repair
Dec 7, 2006	25036	PLANE HNGR	COMPLETED	PLANE HNGR
Feb 9, 2005	22764	SFR	COMPLETED	SFR
	5953	SFR	COMPLETED	SFR

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of March 19, 2025.