

COMM SW COR OF SW1/4 OF SE1/4
FOR POB, RUN N 331.17 FT, E
490.85 FT TO W R/W OF SR-341,

WEBSTER KIRK B/WEBSTER LINNETTE
1478 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

01-4S-16-02696-001



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	03	PLASTER 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		0 100			
Bathrooms		2 100			
Frame		N/A 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		06
NEIGHBORHOOD/LOC		1416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100		2,072	166,720
FST	80	55		44	3,541
FUS	1,080	100		1,080	86,900
PTO	260	5		13	1,046
UOP	40	20		8	644
UOP	216	20		43	3,460
UOP	455	20		91	7,322
UST	192	45		86	6,920
TOTALS	4,395			3,437	276,553

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,437	110.5230	123.79	425,466	1926	1950	0	0	35.00	65.00	

1 SINGLE FAM 100% - 0

Heated Area: 3152

HX Base Yr

FUS

45

24

UOP

PTO

BAS

UST

FST

UOP

35

13

10

26

5

21

5

10

8

5

11

26

8

61

20

16

36

6

8

16

8

10

8

24

14

8

27

16

35

BLD DATE		LGL DATE	01/10/2025
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