

COMM NW COR OF SEC, RUN E
330.17 FT, S 257.48 FT FOR
POB, ALSO BEING A POINT ON S

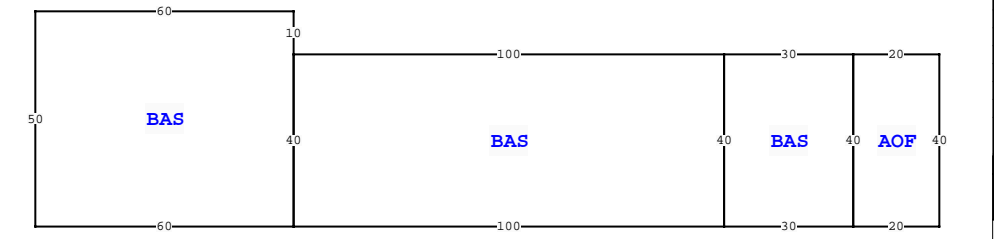
WILLIAMS CHRISTOPHER A
443 SW SISTERS WELCOM RD
LAKE CITY, FL 32024

2025

06-4S-17-08036-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	4	100
Frame	05	STEEL 100
Story Height	16	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	04	9,080	68.1106	25.88	234,990	1998	1998	0	0	35.00	65.00		



Quality	04	04			
DOR CODE	2500 REPAIR SERVICE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	6417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	110		880	14,803
BAS	1,200	100		1,200	20,186
BAS	3,000	100		3,000	50,466
BAS	4,000	100		4,000	67,288
TOTALS	9,000			9,080	152,744

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	0166	CONC, PAVMT	0	0	70	51	3,570.00	UT	1.50	1.50	100	1998	1998	3	100	5,355	
2	0166	CONC, PAVMT	0	0	0	0	168.00	UT	1.50	1.50	100	2006	2006	3	100	252	
3	0166	CONC, PAVMT	0	0	0	0	224.00	UT	10.00	10.00	100	2006	2006	3	100	2,240	

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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	41,245.00	SF		1.00	1.00	1.00	2.25	2.25	92,801							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			152,744
TOTAL MARKET OB/XF VALUE			7,847
TOTAL LAND VALUE - MARKET			92,801
TOTAL MARKET VALUE			253,392
SOH/AGL Deduction			0
ASSESSED VALUE			253,392
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,392
TOTAL JUST VALUE			253,392
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,818
BLDG:1:1: STRUCTURE IS DETERIORATING.			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/0249	10/27/2017	WD	U	I	11	100
GRANTOR: LACRECIA WILLIAMS						
GRANTEE: CHRISTOPHER A WILLI						
1124/0288	7/03/2007	WD	Q	I	01	100
GRANTOR: CHTISTOPHER A WILLIAM						
GRANTEE: CHRISTOPHER A & LAC						

BUILDING NOTES

BUILDING DIMENSIONS
AOF= W20 BAS= W30 BAS= W100 BAS= N10 W60 S50 E60 N40\$ S40 E100 N40\$ S40 E30 N40\$ S40 E20 N40\$.