COMM NW COR OF SEC, RUN E
330.17 FT, S 257.48 FT TO S
R/W OF SUMMERS RD, NW ALONG

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

2026

06-4S-17-08036-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

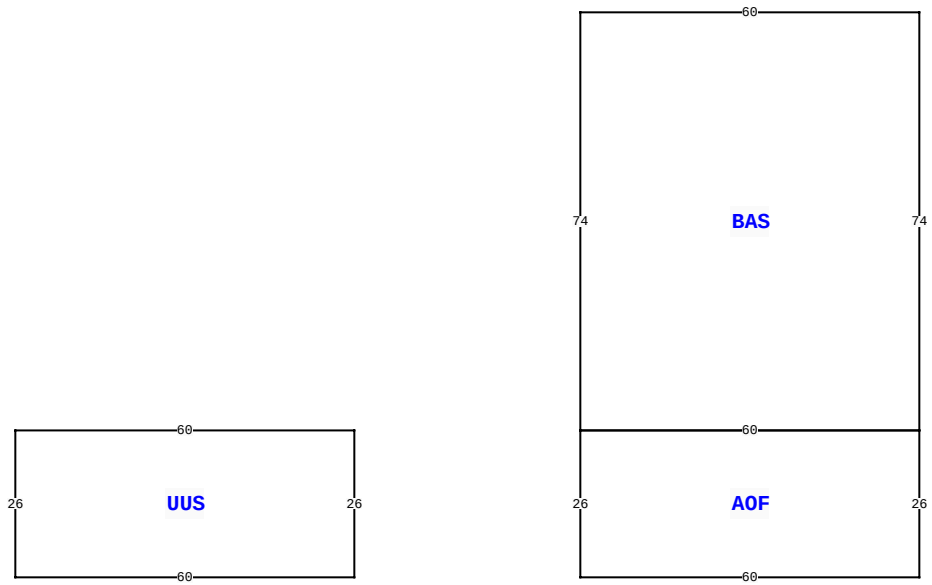
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	1,560	150		2,340	68,309
BAS	4,440	100		4,440	129,612
UUS	1,560	50		780	22,770
TOTALS	7,560			7,560	220,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	7,560	101.7000	35.60	269,136	2008	2008	0	0	0	18.00	82.00

1 PREF M B S 0% - 0 Heated Area: 6000 HX Base Yr



443 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	220,692
TOTAL MARKET OB/XF VALUE	12,120
TOTAL LAND VALUE - MARKET	50,593
TOTAL MARKET VALUE	283,405
SOH/AGL Deduction	0
ASSESSED VALUE	283,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,405
TOTAL JUST VALUE	283,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26279	COMMERCIAL	660	09/27/2007

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						
1124/0290	7/03/2007	WD	Q	V	01	100
GRANTOR: CHRISTOPHER A WILLIAM						
GRANTEE: CHRISTOPHER A & LAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S74 AOF= S26 E60 N26 W60$ PTR=W40 UUS= W60 S26 E60 N26$ E40$ E60 N74$.

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	0	0	0	4,040.00	UT	3.00	3.00	100	2008	2008	3	100	12,120	

LAND DESCRIPTION

TOTAL OB/XF 12,120

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	4817	C	STORG/ OFF	0		CG	0.00	0.00	40,883.00	SF		1.00	1.00	0.55	2.25	1.24	50,593							

REVIEW DATE 04/06/2016 BY CP Total Acres: 0.94 Total Land Value: 50,593 Market: 0 Agricultural: 0 Common: 50,593 PRINTED 11/18/2025 BY SYS