LOT 9 & N1/2 LOT 10 BROTHERS WEL

WD 1212-2769, WD 1435-2734,

DECKER DANIEL B/DECKER JEANNE H
1907 SW SISTER WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

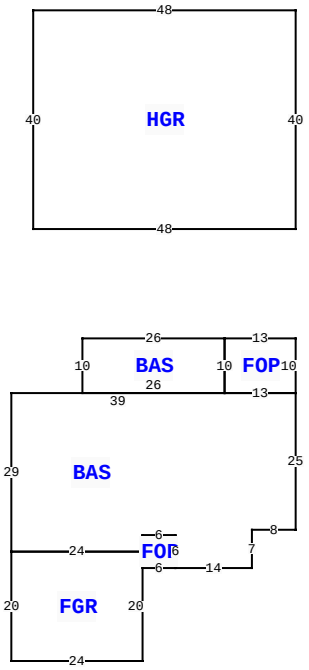
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	33,797
BAS	1,500	100		1,500	194,984
FGR	480	55		264	34,317
FOP	36	30		11	1,430
FOP	130	30		39	5,070
HGR	1,920	45		864	112,311
TOTALS	4,326			2,938	381,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,938	134.9568	151.15	444,079	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2013 Heated Area: 1760 HX Base Yr 2013



1907 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		381,908
TOTAL MARKET OB/XF VALUE		8,166
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		442,574
SOH/AGL Deduction		133,076
ASSESSED VALUE		309,498
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,776
TOTAL JUST VALUE		442,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051590	Roof Replacement	11,429	11/21/2024
000051591	Roof Replacement	15,679	11/21/2024
36919	ADDN SFR	178	07/02/2018
29477	SFR	678	06/14/2011
29478	PLANE HNGR	344	06/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2734	4/26/2021	WD	Q	V	04	21,000
GRANTOR: CORBETT MICHAEL T						
GRANTEE: DECKER DANIEL B						
1212/2769	4/12/2011	WD	Q	V	03	75,000
GRANTOR: RAYMOND SESSIONS JR						
GRANTEE: DANIEL B & JEANNE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N10 W26 S10 E26$ W39 S29 FGR= S20 E24 N20 W24$ E24 FOP= S3 E6 N6 W6 S3$ N3 E6 S6 E14 N7 E8 N25$ FOP= N10 W13 S10 E13$ PTR= N30 HGR= N40 W48 S40 E48$ S30$.

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	4,083.00	UT	2.00	2.00	100	2011	2011	3	100	8,166	

LAND DESCRIPTION

TOTAL OB/XF 8,166

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	0		RMF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 12/16/2024 BY JS Total Acres: 1.03 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/19/2025 BY SYS