

LOT 12 BROTHERS WELCOME AIRPARK.
792-2834, 824-907, 924-399, LE 1

WHEELER RALPH F/WHEELER ANN
2003 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		12416.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 550	100		1, 550	125, 501
FOP	140	30		42	3, 401
FOP	340	30		102	8, 259
FOP	340	30		102	8, 259
FUS	1, 550	100		1, 550	125, 501
HGR	2, 500	45		1, 125	91, 090

TOTALS	6,420			4,471	362,010
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0		4,014.00	UT 2.00
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,471	101.4600	113.64	508,084	2002	2002	0	0	28.75	71.25

1 SINGLE FAM 100% - 2003

Heated Area: 3100

HX Base Yr 2003

2003 SW SISTERS WELCOME RD, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	100	0	0		4,014.00	UT 2.00	100	2003	2003	3	100	8,028	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 500.00	100	2024	2023		100	500	

TOTAL OB/XF										8,528									
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		362,010			
TOTAL MARKET OB/XF VALUE		8,528			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		405,538			
SOH/AGL Deduction		127,273			
ASSESSED VALUE		278,265			
TOTAL EXEMPTION VALUE		100,722			HX HB SX
BASE TAXABLE VALUE		177,543			
TOTAL JUST VALUE		405,538			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		411,889			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048437	Roof Replacement	42	10/18/2023
18973	SFR	293	11/20/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1209/2225	2/05/2011	WD	U	I	11	100	
GRANTOR: RALPH F & ANN WHEELER							
GRANTEE: RALPH & ANN WHEELER							
0924/0399	3/26/2001	WD	Q	V		30,000	
GRANTOR: RAYMOND SESSIONS							
GRANTEE: RALPH & ANN WHEELER							

BUILDING NOTES									
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BUILDING DIMENSIONS									
HGR= W50 S50 BAS= S31 E8 FOP= S10 E34 N10 W34\$ E42 N31 W50\$ E50 N50\$ FOP= N7 W20 S7 E20\$ PTR= E40 FUS= E8 FOP= S10 E34 N10 W34\$ E42 N31 W50 S31\$ W40\$.									