LOT 15 BROTHERS WELCOME AIRPARK.
632-6, 729-412, 743-201, 968-616

PICKETT HARLEY/PICKETT BARBARA
2077 SW SISTER WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

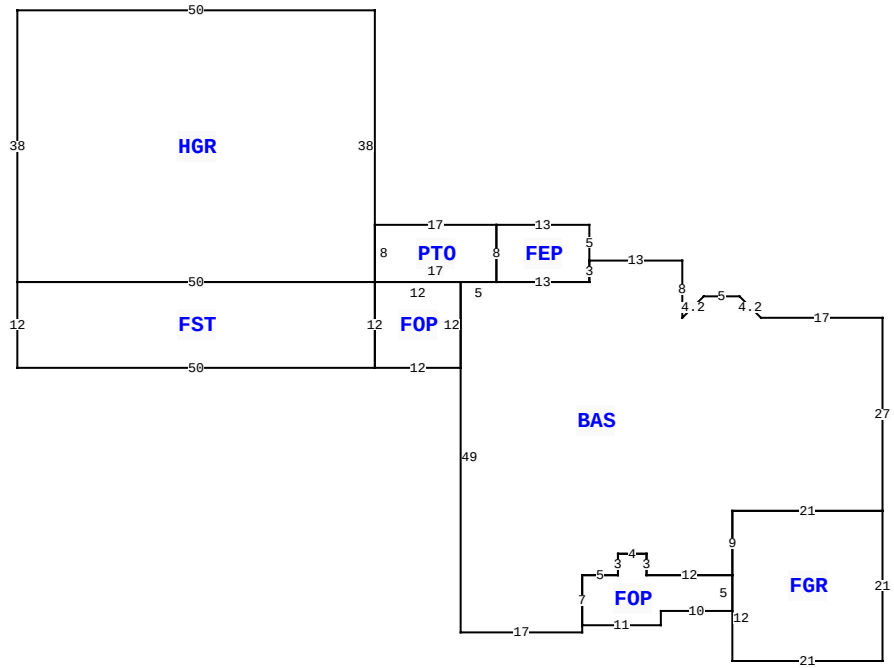
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,277	100		2,277	231,598
FEP	104	80		83	8,442
FGR	441	55		243	24,716
FOP	139	30		42	4,272
FOP	144	30		43	4,374
FST	600	55		330	33,565
HGR	1,900	45		855	86,964
PTO	136	5		7	712
TOTALS	5,741			3,880	394,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,880	120.5710	135.04	523,955	2004	2004	0	0	0	24.68	75.32

1 SINGLE FAM 100% - 2005 Heated Area: 2277 HX Base Yr 2005



2077 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		394,643
TOTAL MARKET OB/XF VALUE		7,428
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		437,071
SOH/AGL Deduction		128,480
ASSESSED VALUE		308,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,869
TOTAL JUST VALUE		437,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053928	Roof Replacement	20,000	08/27/2025
000051527	Generator	0	11/15/2024
21078	SFR	389	09/16/2003
20672	PLANE HNGR	286	05/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1158/0384	6/30/2008	WD	Q	V	03	100
GRANTOR: HARLEY & BARBARA PICK						
GRANTEE: HARLEY & BARBARA PI						
0632/0006	7/07/1987	WD	Q	V		16,900
GRANTOR: MHATRE SHILPA &						
GRANTEE: GREER JEFFREY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 L3 U3 W5 D3 L3 N8 W13 FEP= N5 W13 S8 E13 N3$ S3 W13 PTO= N8 W17 S8 E17$ W5 FOP= W12 HGR= N38 W50 S38 E50 $ FST= W50 S12 E50 N12$ S12 E12 N12$ S49 E17 N1 FOP= E11 N2 E10 N5 W12 N3 W4 S3 W5 S7$ N7 E5 N3 E4 S3 E12 FGR= S12 E21 N21 W21 S9$ N9 E21 N27$.

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	3,514.00	UT	2.00	2.00	100	2004	2004	3	100	7,028	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 7,428

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS