LOT 16 BROTHERS WELCOME AIRPARK.
933-1911, LE 1457-1352, DC 1471-

MATHIAS CONRAD/MATHIAS ANETRA
9030 NW 20TH ST
PEMBROKE PINES, FL 33024

2026

12-4S-16-02935-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

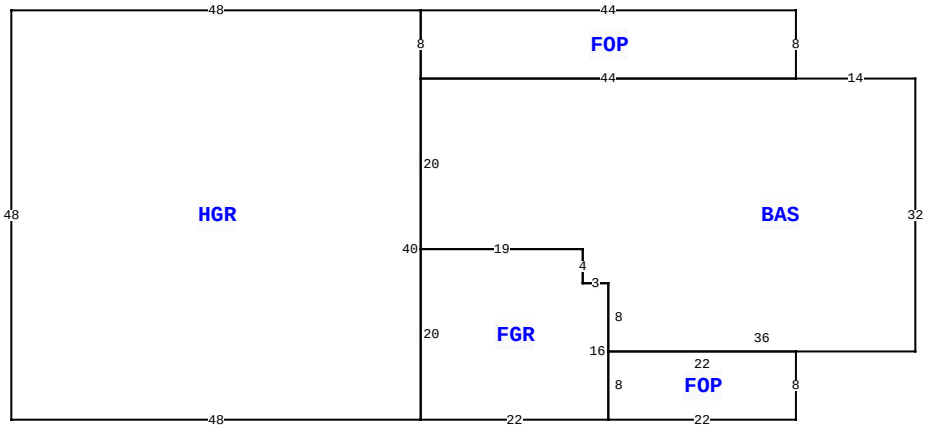
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,604	100		1,604	171,028
FGR	428	55		235	25,058
FOP	176	30		53	5,651
FOP	352	30		106	11,302
HGR	2,304	45		1,037	110,571
TOTALS	4,864			3,035	323,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,035	122.0560	136.70	414,884	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 0% - 2023 Heated Area: 1604 HX Base Yr



2107 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	323,610
TOTAL MARKET OB/XF VALUE	10,008
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	368,618
SOH/AGL Deduction	0
ASSESSED VALUE	368,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,618
TOTAL JUST VALUE	368,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20271	SFR	280	12/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1352	1/14/2022	LE	U	I	14	100
GRANTOR: MATHIAS BYRON L						
GRANTEE: MATHIAS BYRON L						
0933/1911	8/16/2001	WD	Q	V		27,000
GRANTOR: MARY CHIU						
GRANTEE: BYRON MATHIAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N8 W44 S8 E44$ W44 HGR= N8 W48 S48 E48 N40$ S20 FGR= S20 E22 N16 W3 N4 W19$ E19 S4 E3 S8 FOP= S8 E22 N8 W22$ E36 N32 $.

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	5,004.00	UT	2.00	2.00	100	2003	2003	3	100	10,008	

LAND DESCRIPTION

TOTAL OB/XF 10,008

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	0		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 11/01/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/30/2025 BY SYS