

LOT 20 BROTHERS WELCOME AIRPARK
743-201, 963-2295, WD 1018-1228,

SHANKS VICKI DUNCAN
2221 SW SISTERS WELCOME RD
LAKE CITY, FL 32025-2927

2026

12-4S-16-02935-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
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	2,122	100		2,122	246,084
FGR	730	55		402	46,619
FOP	90	30		27	3,131
HGR	1,840	45		828	96,022
TOTALS	4,782			3,379	391,856

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,379	129.4271	144.96	489,820	2005	2005	0	0	20.00	80.00
1 SINGLE FAM		100% - 2013		Heated Area: 2122				HX Base Yr 2013			

BLD DATE		LGL DATE	04/03/2025	MLA
----------	--	----------	------------	-----

EXTRA FEATURES															2221 SW SISTERS WELCOME RD, LAKE CITY										XF DATE		LAND DATE		04/03/2025		MLU	
																									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	1,147.00		UT	2.50		2.50		100	2005	2005	3	100	2,868											
2		0258	PATIO		0	100		0	1.00		UT	0.00		0.00		100	2009	2009	3	100	300											
</																																

LAND DESCRIPTION										TOTAL OB/XF						3,168		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
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		
REVIEW DATE		11/01/2023		BY JB		Total Acres: 0.69			Total Land Value: 35,000			Market: 0			Agricultural: 0			

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				391,856
TOTAL MARKET OB/XF VALUE				3,168
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				430,024
SOH/AGL Deduction				134,341
ASSESSED VALUE				295,683
TOTAL EXEMPTION VALUE		HX HB		50,722
BASE TAXABLE VALUE				244,961
TOTAL JUST VALUE				430,024
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				434,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33559	ADDN SFR	199	11/19/2015
25122	PLANE HNDR	293	10/16/2006
22555	SFR	528	12/03/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1291/2286	3/30/2015	WD	U	I	11	100	
GRANTOR: LARRY L SHANKS & VICK							
GRANTEE: LARRY SHANKS & VICK							
1246/0403	12/05/2012	WD	Q	I	01	300,000	
GRANTOR: JEAN HICKMAN							
GRANTEE: LARRY SHANKS							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W17 N10 W22 S10 W23 S42 E26 N2 FOP= E18 N5 W18 S5\$ N5 E18 FGR= E26 N35 W8 S10 W18 S25\$ N25 E18 N10\$ PTR= N30 HGR= N40 W46 S40 E46\$ S30\$.											