15 ACRES IN NE COR OF NE1/4
OF NW1/4, ALSO COMM NW COR OF
NW1/4 OF NE1/4, RUN S 151.96

DUREN MARK DAVIS SR/DUREN JEAN LEA
1604 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02936-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

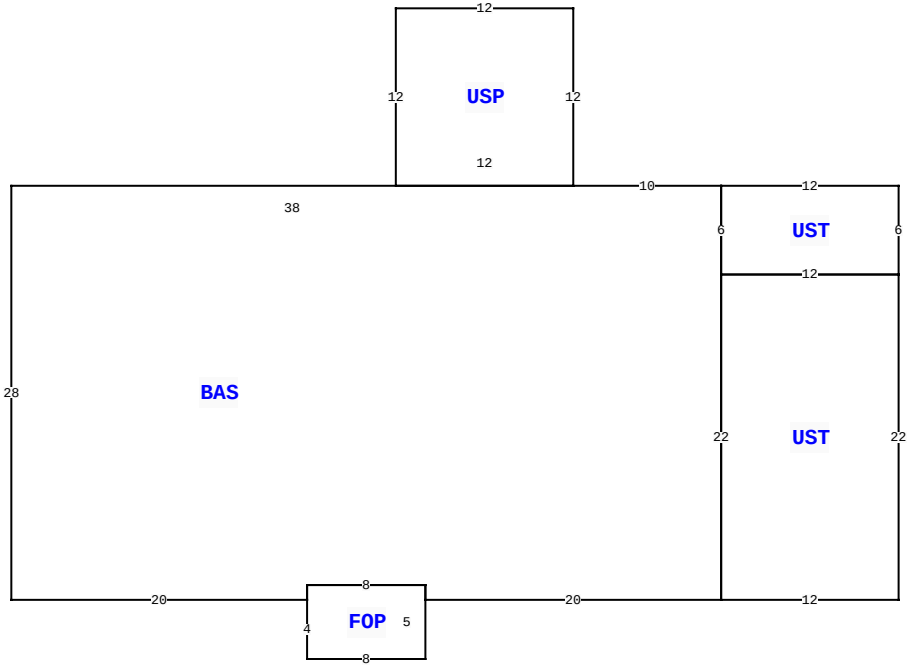
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,336	100		1,336	112,466
FOP	40	30		12	1,010
USP	144	35		50	4,209
UST	72	45		32	2,694
UST	264	45		119	10,018
TOTALS	1,856			1,549	130,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,549	115.6320	129.51	200,611	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1336 HX Base Yr



1604 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		130,397
TOTAL MARKET OB/XF VALUE		11,970
TOTAL LAND VALUE - MARKET		114,900
TOTAL MARKET VALUE		153,877
SOH/AGL Deduction		82,822
ASSESSED VALUE		71,055
TOTAL EXEMPTION VALUE	HX HB	46,055
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		257,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046167	Roof Replacement	8,000	12/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1057/2593	9/12/2005	WD	Q	I	06	100
GRANTOR: MARY SUE DUREN						
GRANTEE: MARK DAVIS SR & JEA						
0893/2795	12/22/1999	WD	Q	I	01	78
GRANTOR: MARY SUE DUREN (LIFE						
GRANTEE: MARK DAVIS SR & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 USP= N12 W12 S12 E12$ W38 S28 E20 FOP= S4 E8 N5 W8 S1$N1 E8 S1 E20 UST= E12 N22 W12 S22$ N22 UST= E12N6 W12 S6$ N6$.

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	0120	CLFENCE 4	0	100	0	0	400.00	UT	4.50	4.50	100	1993	1993	3	100	1,800	
2	0040	BARN,POLE	0	100	26	38	988.00	UT	2.50	2.50	100	1993	1993	3	100	2,470	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
4	0294	SHED WOOD/	0	100	32	12	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
5	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	
6	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,970

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	6200	A	PASTURE 3	0			0.00	0.00	14.32	AC		1.00	1.00	1.00	280.00	280.00	4,010							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.32	AC		1.00	1.00	1.00	7,500.00	7,500.00	107,400							

REVIEW DATE 10/13/2023 BY KS Total Acres: 15.32 Total Land Value: 11,510 Market: 107,400 Agricultural: 4,010 Common: 7,500 PRINTED 11/18/2025 BY SYS