BEG NW COR OF NE1/4 OF SW1/4, E
12.53 FT TO SW COR OF CREEKSIDE
FT, S 662.38 FT, W 873.90 FT, N

BAILEY SCOTT RANDOLPH/BAILEY EMILY M
2126 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2025

12-4S-16-02940-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

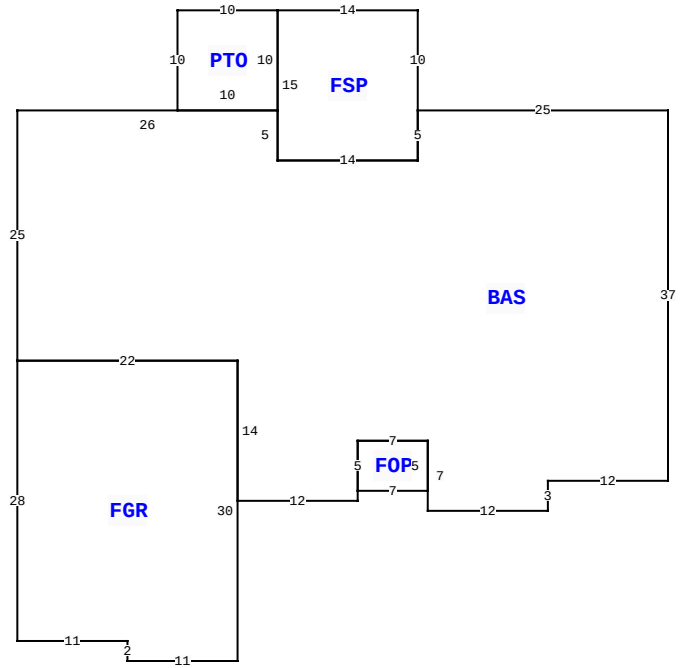
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,103	100		2,103	294,283
FGR	638	55		351	49,117
FOP	35	30		10	1,399
FSP	210	40		84	11,754
PTO	100	5		5	700
TOTALS	3,086			2,553	357,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	131.5160	147.30	376,057	2019	2019	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2020 Heated Area: 2103 HX Base Yr 2020



2126 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		357,254
TOTAL MARKET OB/XF VALUE		6,036
TOTAL LAND VALUE - MARKET		91,120
TOTAL MARKET VALUE		373,562
SOH/AGL Deduction		101,834
ASSESSED VALUE		271,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		221,006
TOTAL JUST VALUE		454,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36954	SFR	1,034	07/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0664	3/21/2018	WD	U	V	30	100
GRANTOR: SCOTT RANDOLPH & EMIL						
GRANTEE: SCOTT RANDOLPH & EM						
1354/0396	2/22/2018	WD	U	V	30	100
GRANTOR: LOID RUSSELL BAILEY S						
GRANTEE: SCOTT RANDOPH BAILE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N10 W14 S15 E14 N5$ S5 W14 N5 PTO= N10 W10 S10 E10$ W26 S25 FGR= S28 E11 S2 E11 N30 W22 $ E22 S14 E12 N1 FOP= E7 N5 W7 S5$ N5 E7 S7 E12 N3 E12 N37 $.

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	768.00	UT	2.00	2.00	100	2019	2019	3	100	1,536	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,036

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		00	0.00	0.00	12.40	AC		1.00	1.00	1.00	280.00	280.00	3,472							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	12.40	AC		1.00	1.00	1.00	6,800.00	6,800.00	84,320							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,800.00	6,800.00	6,800							

REVIEW DATE 10/13/2023 BY KS Total Acres: 13.40 Total Land Value: 10,272 Market: 84,320 Agricultural: 3,472 Common: 6,800 PRINTED 08/22/2025 BY SYS