

BEG SW COR OF NW1/4 OF SE1/4, E
176.82 FT, W 222.59 FT TO E R/W
R/W 180.72 FT, E 107.52 FT TO PO

MYRICK FAMILY TRUST DATED MAY 23, 2023
4905 34TH STREET SOUTH, STE 216
ST PETERSBURG, FL 33711

2026

12-4S-16-02941-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	04	04 100

Quality 08 08

DOR CODE 0100SINGLE FAMILY

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
APT	630	100		630	36,835
BAS	1,890	100		1,890	110,505
FOP	112	30		34	1,988
FSP	504	40		202	11,810
TOTALS	3,136			2,756	161,138

EXTRA FEATURES

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	0	0	0	2,873.00	UT	2.00	2.00	100	2017	2017	3	100	5,746	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	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 KS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8500	01	2,756	168.1033	62.20	171,423	2017	2017	0	0	6.00	94.00
1 AIR HANGAR 0% - 2024 Heated Area: 2520 HX Base Yr											
2283 SW SISTERS WELCOME RD, LAKE CITY											

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU

TOTAL OB/XF																	11,346
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						161,138						
TOTAL MARKET OB/XF VALUE						11,346						
TOTAL LAND VALUE - MARKET						35,000						
TOTAL MARKET VALUE						207,484						
SOH/AGL Deduction						0						
ASSESSED VALUE						207,484						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						207,484						
TOTAL JUST VALUE						207,484						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						209,498						
PERMIT NUM				DESCRIPTION				AMT			ISSUED	
35771				PLANE HNGR				878			09/14/2017	
SALES DATA												
OFF RECORD Number			DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE	
1491/1397			5/26/2023		WD	Q		I		01	325,000	
GRANTOR: SHANKS VICKI DUNCAN												
GRANTEE: MYRICK FAMILY TRUST												
1338/2055			6/12/2017		WD	Q		V		03	65,000	
GRANTOR: ADAM D & JILL PALMER												
GRANTEE: LARRY6 L & VICKI DU												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] N45 W42 S45 E42 \$												
APT=[ORIG=0,-45] N15 W42 S15 E42 \$												
FSP=[ORIG=0,-60] N12 W42 S12 E42 \$												
FOP=[ORIG=-42,0] S8 E14 N8 W14 \$												

Total Acres: 0.79 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS