

BEG AT NW COR OF LOT 28 CANNON
CREEK AIRPARK S/D, RUN W TO A
PT ON E R/W LINE OF SISTERS

KAUFFMAN ALLEN R/KAUFFMAN BARBARA A
2397 SW SISTER WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02945-002



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
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			
Architectural Units	05	CONV 100 0 100			
Quality	07	07			
DOR CODE	0100	SINGLE 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
BAS	1,409	100		1,409	172,038
FGR	875	55		481	58,729
FOP	80	30		24	2,931
UOP	180	20		36	4,396
TOTALS	2,544			1,950	238,093

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	122.4916	137.19	267,520	2014	2014	0	0	0	11.00	89.00
1 SINGLE FAM		100% - 2015		Heated Area: 1409				HX Base Yr 2015				
The diagram shows a property layout with the following areas and dimensions: FGR (Front Yard): A large rectangular area on the left with a width of 35 and a height of 25. BAS (Back Yard): A large rectangular area on the right with a width of 32 and a height of 21. FOP (Front Porch): A small rectangular area at the bottom center with a width of 8 and a height of 5. UOP (Unit of Production): A rectangular area at the top center with a width of 18 and a height of 10. Other dimensions and connections include: - A horizontal line of 35 connecting the FGR to the UOP. - A horizontal line of 18 connecting the UOP to the BAS. - A vertical line of 10 connecting the UOP to the FGR. - A vertical line of 25 connecting the FGR to the FOP. - A horizontal line of 35 connecting the FGR to the FOP. - A horizontal line of 10 connecting the FOP to the UOP. - A vertical line of 4 connecting the FOP to the UOP. - A horizontal line of 18 connecting the FOP to the UOP. - A vertical line of 12 connecting the FOP to the BAS. - A horizontal line of 11 connecting the BAS to the FOP. - A vertical line of 13 connecting the BAS to the FOP. - A horizontal line of 10 connecting the BAS to the FOP. - A vertical line of 2 connecting the BAS to the FOP.												