

LOT 6 341 ESTATES S/D.
965-1841, QC 1055-328, CT 1237-2

CARC-ADVOCATES FOR CITIZENS WITH DISABILITIES, INC
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

13-4S-16-02952-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,225	100
FOP	120	30
TOTALS	1,345	1,261

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SINGLE FAM 0% - 0													0100	01	1,261	125.8000	140.90	177,675	2003	2003	0	0	22.00	78.00
Heated Area: 1225													HX Base Yr											
BAS													FOP											
3167 SW SISTERS WELCOME RD, LAKE CITY													04/21/2023 MLU											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	134,630
FOP	120	30		36	3,956
TOTALS	1,345			1,261	138,586

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	553.00	UT	2.00	2.00	100	2003	2003	3	100	1,106	

LAND DESCRIPTION																			
L N	USE CODE	CLS	LAND USE DESCRIPTION				CAP	R D											
1	0100	C	SFR				0												
REVIEW DATE			01/13/2025				BY	KS											

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		138,586		
TOTAL MARKET OB/XF VALUE		1,106		
TOTAL LAND VALUE - MARKET		18,500		
TOTAL MARKET VALUE		158,192		
SOH/AGL Deduction		0		
ASSESSED VALUE		158,192		
TOTAL EXEMPTION VALUE		10	158,192	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		158,192		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		159,969		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048436	Roof Replacement	10,666	10/18/2023
31352	MAINT/ALTR	30	08/14/2013
20159	SFR	217	11/19/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1314/1407	4/29/2016	WD	U	I	18	0	
GRANTOR: COLUMBIA COUNTY, FLOR							
GRANTEE: CARC-ADVOCATES FOR							
1250/2651	3/07/2013	QC	U	I	18	0	
GRANTOR: UNITED STATES OF AMER							
GRANTEE: COLUMBIA COUNTY BOA							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W49 S25 E12 FOP= S5 E24 N5 W24\$ E37 N25\$.												