LOT 8 341 ESTATES S/D.
978-2795, WD 1058-1857, QC 1165-

NOBLE JOHN/NOBLE BERTILLA
3053 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

13-4S-16-02952-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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

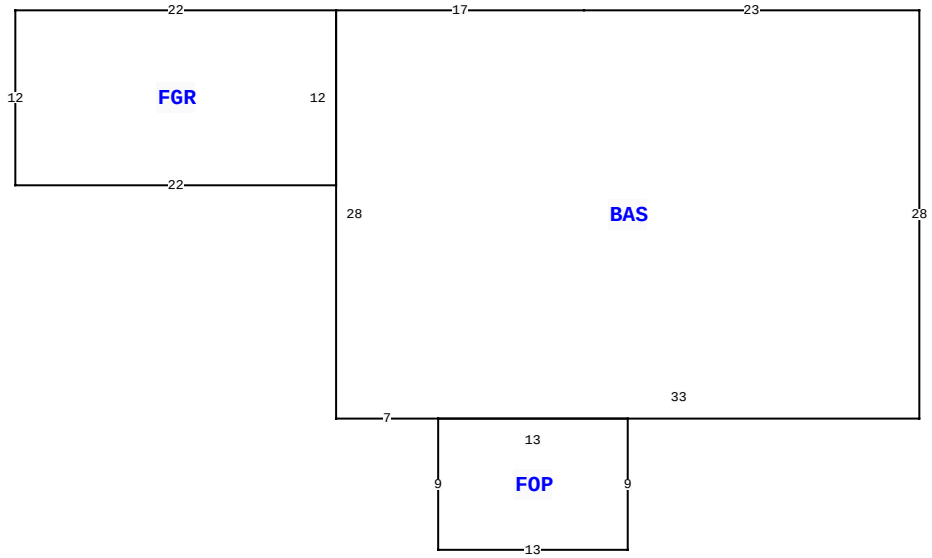
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 13416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	126,982
FGR	264	55		145	16,439
FOP	117	30		35	3,968
TOTALS	1,501			1,300	147,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,300	124.5920	139.54	181,402	2005	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2025 Heated Area: 1120 HX Base Yr 2025



3053 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,389
TOTAL MARKET OB/XF VALUE		3,271
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		169,160
SOH/AGL Deduction		39,818
ASSESSED VALUE		129,342
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		73,620
TOTAL JUST VALUE		169,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049859	Roof Replacement	6,500	05/20/2024
22931	SFR	390	03/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/1546	6/07/2024	WD	Q	I	01	234,000
GRANTOR: SHELBO MARTIN D						
GRANTEE: NOBLE JOHN						
1461/1554	3/09/2022	QC	U	I	11	100
GRANTOR: SHELBO MARTIN D						
GRANTEE: SHELBO MARTIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 W17 FGR= W22 S12 E22 N12$ S28 E7 FOP= S9 E13 N9 W13$ E33 N28$.

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	1,257.00	UT	2.50	2.50	100	2005	2005	3	100	3,143	
2	0258	PATIO	0	100	8	8	64.00	UT	2.00	2.00	100	2005	2005	3	100	128	

LAND DESCRIPTION

TOTAL OB/XF 3,271

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	0100	C	SFR	100		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS