LOT 9 341 ESTATES S/D.
978-2795, WD 1039-1416, WD 1230-

RIVERTON HOLDINGS LLC
426 SW COMMERCE DR, SUITE 135
LAKE CITY, FL 32025

2026

13-4S-16-02952-109

BUILDING CHARACTERISTICS

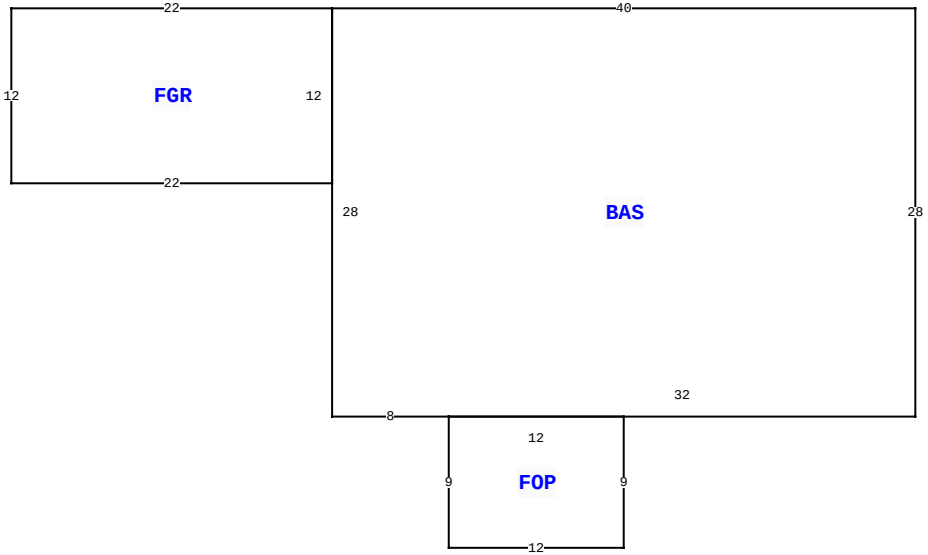
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	88,402
FGR	264	55		145	11,445
FOP	108	30		32	2,526
TOTALS	1,492			1,297	102,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,297	93.9600	105.24	136,496	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr



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

3001 SW SISTERS WELCOME RD, LAKE CITY

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	0	0	0	1,020.00	UT	2.50	2.50	100	2009	2009	3	100	2,550	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	102,372
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,322
SOH/AGL Deduction	0
ASSESSED VALUE	124,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,322
TOTAL JUST VALUE	124,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049007	Roof Replacement	8,500	01/12/2024
22386	SFR	390	10/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2777	10/13/2023	WD	Q	I	01	135,000
GRANTOR: GIEBEIG PETER W SR						
GRANTEE: RIVERTON HOLDINGS L						
1500/1681	9/28/2023	WD	U	I	37	90,000
GRANTOR: MILES WENDY L						
GRANTEE: GIEBEIG PETER W SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W22 S12 E22 N12$ S28 E8 FOP= S9 E12 N9 W12$ E32 N28$.

LAND DESCRIPTION

TOTAL OB/XF 3,450

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	0		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS