

LOT 12 341 ESTATES S/D.
ORB 975-2616, WD 1000-285,
WD 1022-381.

WATERS ANTHONY RUSSELL
P O BOX 7702
DAYTONA BEACH, FL 32116-7702

2026

13-4S-16-02952-112



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	1,112	100		1,112	109,111
FCP	240	25		60	5,887
FOP	68	30		20	1,963
FST	24	55		13	1,275
PTO	80	5		4	392
TOTALS	1,524			1,209	118,629

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	12	50		2.00	2.00
2	0296	SHED METAL	0	100	0	0		1,800.00	1,800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	273.00	80.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,209	120.8400	135.34	163,626	2003	2003	0	0
1 SINGLE FAM 100% - 2005 Heated Area: 1112 HX Base Yr 2005									
2841 SW SISTERS WELCOME RD, LAKE CITY									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/21/2023 MLU									

TOTAL OB/XF									
2,550									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	273.00	80.00	1.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					118,629				
TOTAL MARKET OB/XF VALUE					2,550				
TOTAL LAND VALUE - MARKET					18,500				
TOTAL MARKET VALUE					139,679				
SOH/AGL Deduction					43,556				
ASSESSED VALUE					96,123				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					45,401				
TOTAL JUST VALUE					139,679				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					141,724				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20503	SFR	219	03/12/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1022/0381	7/13/2004	WD	Q	I		85,000	
GRANTOR: KAREN & GERALDO SANCH							
GRANTEE: ANTHONY RUSSELL WAT							
1000/0285	11/14/2003	WD	Q	I		79,000	
GRANTOR: DARBY ROGERS COMPANY							
GRANTEE: KAREN SANCHEZ							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W18 PTO= N8 W10 S8 E10\$ W28 S28 E21 FOP= S4 E17 N4 W1\$ E17 N2 FCP= E12 N20 W12 S20\$ N20 E8 FST= E4 N6 W4 S6\$ N6\$.									