COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT N 195.07 FT, E 476
CR-341, SW ALONG R/W 34.42 FT, W

PIERCE FREDERICK
3506 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02954-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

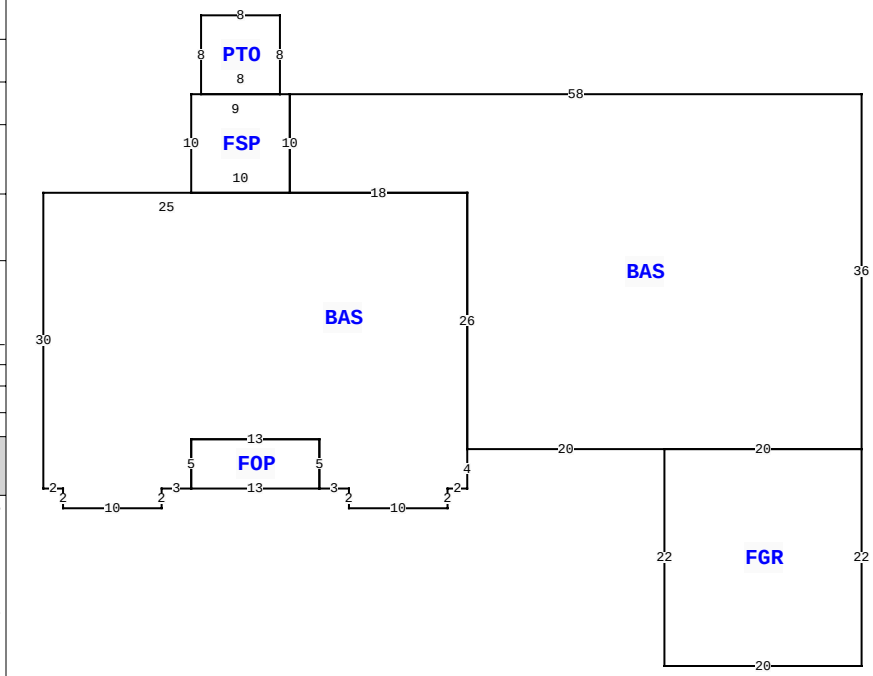
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	14316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100		1,265	104,734
BAS	1,620	100		1,620	134,125
FGR	440	55		242	20,036
FOP	65	30		20	1,656
FSP	100	40		40	3,311
PTO	64	5		3	249
TOTALS	3,554			3,190	264,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,190	104.1200	116.61	371,986	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2885 HX Base Yr 1997



3506 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		264,110
TOTAL MARKET OB/XF VALUE		1,935
TOTAL LAND VALUE - MARKET		13,130
TOTAL MARKET VALUE		279,175
SOH/AGL Deduction		96,197
ASSESSED VALUE		182,978
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,256
TOTAL JUST VALUE		279,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,895

SALE:1:1: 1.01 AC PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28786	ADDN SFR	434	08/12/2010
11577	SFR	220	08/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0826/1932	7/18/1996	WD	Q	V	03	0

GRANTOR: WILSON
GRANTEE: PIERCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W1 PTO= N8 W8 S8 E8$ W9 S10 E10$ W25 S30 E2 S2 E10 N2E3 FOP= E13 N5 W13 S5$ N5 E13 S5 E3 S2 E10 N2 E2 N4 BAS= E20 FGR= S22 E20 N22 W20$ E20 N36 W58 S10 E18 S26$ N26$.

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	3	30	90.00	UT	1.50	1.50	100	1996	1996	3	100	135	
2	0210	GARAGE U	0	100	15	16	240.00	UT	7.50	7.50	100	1996	1996	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 1,935

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	0.00	0.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							

REVIEW DATE 11/05/2024 BY KS Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 11/07/2025 BY SYS