COMM NW COR OF NE 1/4 OF SE 1/4,
S 498.02 FT, E 469.89 FT TO POB,
W/RLY R/W LINE OF SISTER WELCOME

LEVY WAYNE
1270 SANTA ROSA ST
CLEAR WATER, FL 33756

2026

14-4S-16-02958-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

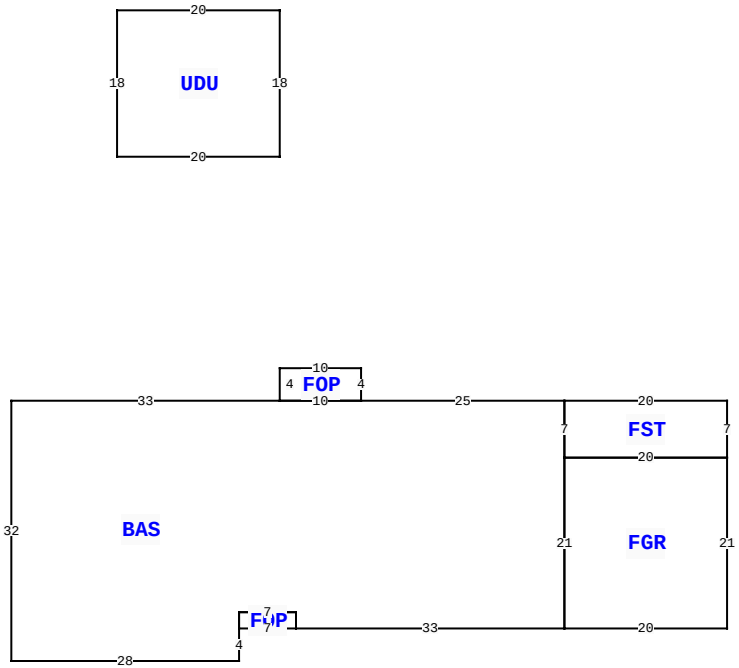
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100		2,002	165,096
FGR	420	55		231	19,050
FOP	14	30		4	330
FOP	40	30		12	989
FST	140	55		77	6,350
UDU	360	55		198	16,328
TOTALS	2,976			2,524	208,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,524	113.2800	126.87	320,220	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2002 HX Base Yr



3380 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	208,143
TOTAL MARKET OB/XF VALUE	1,210
TOTAL LAND VALUE - MARKET	52,800
TOTAL MARKET VALUE	262,153
SOH/AGL Deduction	0
ASSESSED VALUE	262,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,153
TOTAL JUST VALUE	262,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/598	9/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CELST						
GRANTEE: LEVY WAYNE						
1487/1233	3/31/2023	PB	U	I	18	0
GRANTOR: LEVY CELESTINE COMBS						
GRANTEE: LEVY WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S32 E28 N4 FOP= E7 N2 W7 S2$ N2 E7 S2 E33 FGR= E20 N21 W20 S21$ N21 FST= E20N7 W20 S7$ N7 W25 FOP= N4 W10S4 E10$ W10$ PTR=N30 UDU= N18W20 S18 E20 $ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	

LAND DESCRIPTION

TOTAL OB/XF 1,210

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		A-1	579.00	932.00	5.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,800							

REVIEW DATE 11/05/2024 BY KS Total Acres: 5.28 Total Land Value: 52,800 Market: 0 Agricultural: 0 Common: 52,800 PRINTED 11/07/2025 BY SYS