

COMM SW COR OF SE1/4 OF SE1/4 RU
NE 9.31 FT FOR POB, CONT NE 217.
FT, SW 217.80 FT, NW 100 FT TO P

LEON JOSE
3705 SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02960-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,608
UOP	32	25		8	135
TOTALS	956			932	15,743

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0102	C	SFR/MH	0		A-1	218.00	100.00	0.50	AC		1.00	1.00

REVIEW DATE 11/11/2024 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	932	70.3890	42.23	39,358	1980	1980	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
8 4 UOP 4 23 43 14 66 14 BAS													
3705 SW SISTERS WELCOME RD, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

L N	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													
7,000													

Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													2
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 15,743													
TOTAL MARKET OB/XF VALUE 7,000													
TOTAL LAND VALUE - MARKET 9,750													
TOTAL MARKET VALUE 32,493													
SOH/AGL Deduction 351													
ASSESSED VALUE 32,142													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 32,142													
TOTAL JUST VALUE 32,493													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 32,493													

SALE:2:1: \$.70 STAMPS
XFOB:1:1: BONA ID#11511032 ON DEED ORB 777-1385
SALE:1:1: REPO - GLENN BOUGHT FROM COLUMBIA SERVIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1365/1746	7/26/2018	WD	U	I	37	12,000	
GRANTOR: JAMES H RIVERS							
GRANTEE: JOSE LEON							
1346/2760	10/26/2017	WD	U	I	11	100	
GRANTOR: JANET S RIVERS							
GRANTEE: JANET S RIVERS & JA							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W43 UOP= N4 W8 S4 E8\$ W23 S14 E66 N14\$.													

Common: 9,750 PRINTED 11/19/2025 BY SYS