

LOT 3 341 ESTATES S/D.
868-1499, 893-2744, WD 1045-2016

CAMPBELL MELISSA/TOMIC KRUNO
3333 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02960-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		1 100
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		06
NEIGHBORHOOD/LOC	14416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	220	100
BAS	1,066	100
FOP	64	30
TOTALS	1,350	1,305

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,305	115.4400	129.29	168,723	1966	1995	0	0	35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1286 HX Base Yr 2024											
TOTALS	1,350		1,305	109,670							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	
3	0070	CARPORT UF	0	100	18	19	342.00	UT	3.00	3.00	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	

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

3333 SW SISTERS WELCOME RD, LAKE CITY										XF DATE INC DATE		LAND DATE AG DATE		04/21/2023		MLU			
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES					
1.00		UT	0.00		0.00		100	1999	1999	3	100	1,080							
100.00		UT	7.50		7.50		100	1999	1999	3	100	750							
342.00		UT	3.00		3.00		50	1999	1999	3	50	513							
80.00		UT	5.00		5.00		50	1999	1999	3	50	200							
1.00		UT	0.00		0.00		100	2009	2009	3	100	600							
TOTAL OB/XF													3,143						
LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE	LA VAL						
00	273.00	80.00	1.00		LT		1.00	1.00	1.00	18,500.00		18,500.00							
Total Acres: 0.50														Total Land Value: 18,500		Market: 0		Agricultural: 0	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		109,670	
TOTAL MARKET OB/XF VALUE		3,143	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		131,313	
SOH/AGL Deduction		0	
ASSESSED VALUE		131,313	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		80,591	
TOTAL JUST VALUE		131,313	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14754	RELOCATE	50	11/20/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1500/375	10/02/2023	WD U	I	I	11	100	
GRANTOR: CAMPBELL MELISSA							
GRANTEE: CAMPBELL MELISSA							
1500/374	10/02/2023	WD U	I	I	30	46,000	
GRANTOR: PINTADO SUSAN							
GRANTEE: CAMPBELL MELISSA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W19 BAS= N10 W22 S10 E22\$ W22 S26 E11 FOP= S4 E16 N4 W16\$ E30 N26\$.											