THE W 223.35 FT OF THE N 205 FT OF NW1/4 OF SE1/4.

WELSH FAMILY REVOCABLE TRUST DATED JUNE 18, 2015
248 NW FOREST MEADOWS AVE
LAKE CITY, FL 32055

2026

16-4S-16-03039-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

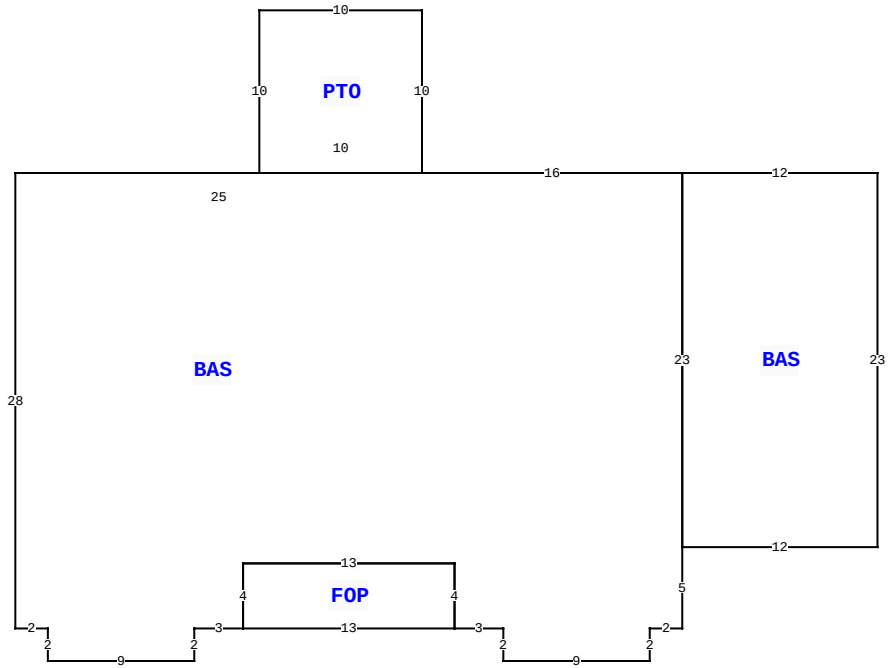
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	16,829
BAS	1,132	100		1,132	69,024
FOP	52	30		16	976
PTO	100	5		5	305
TOTALS	1,560			1,429	87,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,429	117.4000	88.05	125,823	1995	1995	0	0	0	30.75	69.25

1 SFR RENTAL 0% - 2023 Heated Area: 1408 HX Base Yr



156 SW LEGION DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	87,132
TOTAL MARKET OB/XF VALUE	13,201
TOTAL LAND VALUE - MARKET	12,075
TOTAL MARKET VALUE	112,408
SOH/AGL Deduction	0
ASSESSED VALUE	112,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,408
TOTAL JUST VALUE	112,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,692

LAND:1:1: SPLIT FROM 03039-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16874	POOL	105	04/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1478/2147	8/24/2022	WD	U	I	11	100
GRANTOR:WELSH RANDALL JAMES						
GRANTEE:WELSH FAMILY REVOCA						
1432/1286	1/28/2021	LE	U	I	14	100
GRANTOR:WELSH RANDALL J						
GRANTEE:WELSH RANDALL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W25 S28 E2 S2 E9 N2 E3 FOP= E13 N4 W13 S4$ N4 E13 S4E3 S2 E9 N2 E2 N5 BAS= E12 N23 W12 S23$ N23$.

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	555.00	UT	1.50	1.50	100	1995	1995	3	100	833	
2	0280	POOL R/CON	0	0	16	26	416.00	UT	70.00	70.00	100	2000	2000	3	40	11,648	
3	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 13,201

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		00	0.00	0.00	1.05	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,075							

REVIEW DATE 07/11/2024 BY KS Total Acres: 1.05 Total Land Value: 12,075 Market: 0 Agricultural: 0 Common: 12,075 PRINTED 11/18/2025 BY SYS