

NE1/4 & W1/2 OF SE1/4 & 20 AC
OFF W SIDE OF E1/2 OF SE1/4 &
S1/2 OF SW1/4, EX RR R/W &

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2026

23-4S-16-03094-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		7 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	8900 MUNICIPAL IMP-EX	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	35,056
CAN	2,960	30		888	16,213
FDU	256	80		205	3,743
GOF	1,120	185		2,072	37,831

TOTALS	6,256			5,085	92,842
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0150	CLFENCE 8	0	0	0	0	2,000.00	UT	4.30	4.30	
2	0040	BARN,POLE	0	0	36	192	2.00	UT	8,000.00	8,000.00	
3	0260	PAVEMENT-A	0	0	0	0	7,600.00	UT	12.00	12.00	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	
5	0140	CLFENCE 6	0	0	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	D T
1	8900	C	MUNICIPAL	0		A-1	0.00	0.00	334.32	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8700	06	5,085	80.0700	30.43	154,737	1987	1987	0	0	0	40.00	60.00	
1 PREF M B A 0% - 0													
Heated Area: 3040													
HX Base Yr													
16 16 FDU 16													
74 48 6 40 28 34 40 74 48													
CAN BAS GOF													

3996 SW SISTERS WELCOME RD, LAKE CITY	BLD DATE	LGL DATE	04/10/2025	MLU
	XF DATE	LAND DATE		
	INC 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	0150	CLFENCE 8	0	0	0	0	2,000.00	UT	4.30	4.30	80	0	0	3	80	6,880	
2	0040	BARN,POLE	0	0	36	192	2.00	UT	8,000.00	8,000.00	100	0	0	3	100	16,000	
3	0260	PAVEMENT-A	0	0	0	0	7,600.00	UT	12.00	12.00	90	0	0	3	90	82,080	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50,000	

TOTAL OB/XF													
155,760													

COLUMBIA COUNTY PROPERTY													
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,166
TOTAL MARKET OB/XF VALUE		155,760
TOTAL LAND VALUE - MARKET		1,671,600
TOTAL MARKET VALUE		1,932,526
SOH/AGL Deduction		7,553
ASSESSED VALUE		1,924,973
TOTAL EXEMPTION VALUE	04	1,924,973
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,932,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,932,526

LAND:1:1: EFFLUENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1264	COUNTY	0	04/28/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
GOF= W40 BAS= N6 W48 CAN= W74 S40E74 N40\$ S40 E48 N34\$ S28 E40 N28\$ PTR=N30 FDU= N16W16 S16 E16\$ S30\$.													

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