COMM SW COR OF SW1/4 OF SE1/4
FOR POB, RUN N 331.17 FT, E
490.85 FT TO W R/W OF SR-341,

WEBSTER KIRK B/WEBSTER LINNETTE
1478 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

01-4S-16-02696-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
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

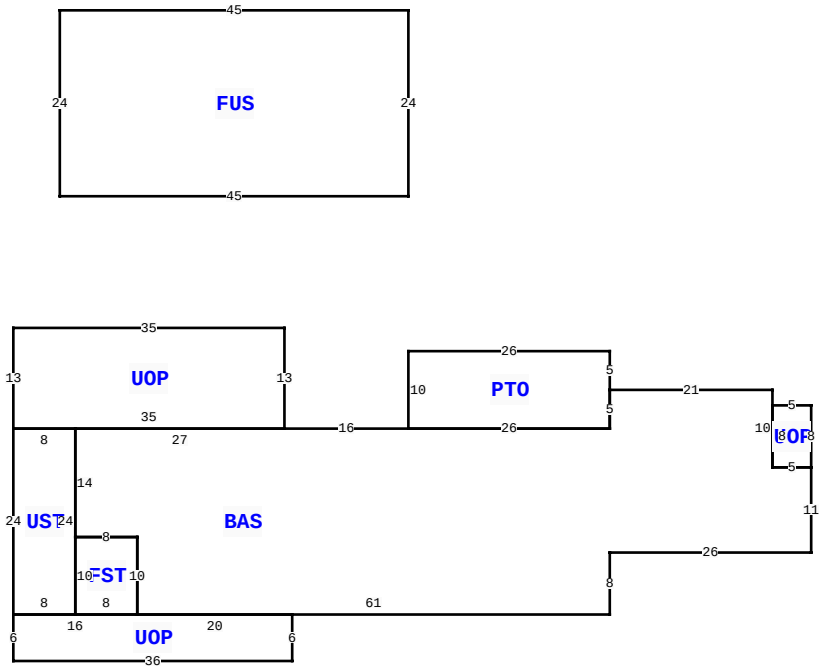
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100		2,072	166,720
FST	80	55		44	3,541
FUS	1,080	100		1,080	86,900
PTO	260	5		13	1,046
UOP	40	20		8	644
UOP	216	20		43	3,460
UOP	455	20		91	7,322
UST	192	45		86	6,920
TOTALS	4,395			3,437	276,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,437	110.5230	123.79	425,466	1926	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3152 HX Base Yr



1478 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,553
TOTAL MARKET OB/XF VALUE	17,010
TOTAL LAND VALUE - MARKET	40,200
TOTAL MARKET VALUE	333,763
SOH/AGL Deduction	181,720
ASSESSED VALUE	152,043
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	100,632
TOTAL JUST VALUE	333,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049368	Roof Replacement	7,749	03/06/2024
000049340	Roof Replacement	17,424	03/04/2024
9350	STORAGE	75	02/15/1995
7534	ADDN SFR	25,000	08/31/1993

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N13 W35 S13 E35$ W27 UST= W8 S24 E8 N24$S14FST= S10 E8 N10 W8$ E8 S10UOP= W16 S6 E36 N6 W20$ E61 N8 E26 N11 UOP= N8 W5 S8 E5$W5 N10 W21 PTO= N5 W26 S10 E26 N5$ S5 W26$ PTR= N30 FUS= N24 W45 S24 E45$ 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0020	BARN,FR	0	100	0	0	2,000.00	UT	3.78	3.78	100	1995	1995	3	100	7,560	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	8,550.00	8,550.00	100	2024	2023		100	8,550	

LAND DESCRIPTION

TOTAL OB/XF 17,010

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	100			0.00	0.00	3.17	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,700							
2	0000	C	VAC RES	100			0.00	0.00	1.00	AC		1.00	1.00	0.85	10,000.00	8,500.00	8,500							

REVIEW DATE 04/29/2024 BY JS Total Acres: 4.17 Total Land Value: 40,200 Market: 0 Agricultural: 0 Common: 40,200 PRINTED 06/22/2026 BY SYS