COMM NW COR OF SW1/4 OF SE1/4, S
386.68 FT, N 3 FT, E 694.66 FT T
SISTERS WELCOME RD, S 28 DEG W 6

RIVERO RENE F/LOPEZ AILEEN M
1258 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

01-4S-16-02697-000

BUILDING CHARACTERISTICS

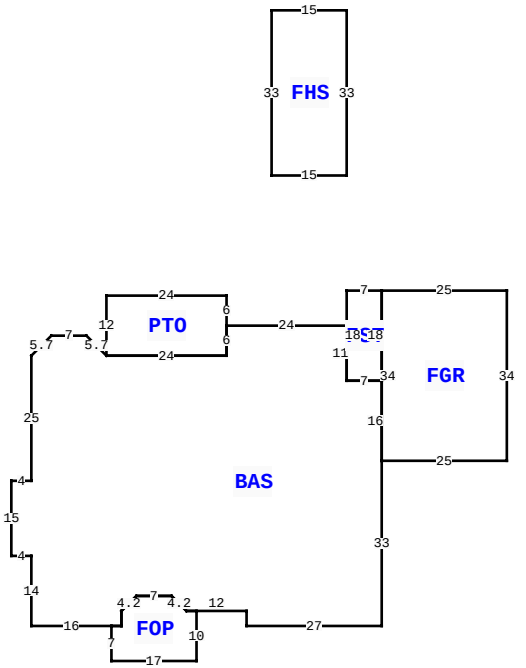
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	01	NONE 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	07	07
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	3,888	100		3,888	497,135
FGR	850	55		468	59,840
FHS	495	60		297	37,976
FOP	194	30		58	7,416
FST	126	55		69	8,822
PTO	288	5		14	1,790
TOTALS	5,841			4,794	612,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,794	145.2990	159.83	766,225	1999	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2007 Heated Area: 4383 HX Base Yr 2007



1258 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		612,980
TOTAL MARKET OB/XF VALUE		154,534
TOTAL LAND VALUE - MARKET		137,760
TOTAL MARKET VALUE		905,274
SOH/AGL Deduction		399,407
ASSESSED VALUE		505,867
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411
BASE TAXABLE VALUE		399,456
TOTAL JUST VALUE		905,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		916,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046363	Roof Replacement	13,500	01/25/2023
000043300	Electrical Servic	0	12/06/2021
31552	POOL ENCL	170	10/31/2013
31299	POOL	200	07/31/2013
26363	GARAGE	195	10/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/780	10/30/2026	WD	Q	I	01	1,100,000
GRANTOR: PEELER LESLIE EARL						
GRANTEE: RIVERO RENE F						
1563/1595	3/19/2026	QC	U	I	11	100
GRANTOR: PEELER EARL						
GRANTEE: PEELER LESLIE EARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S6 W24 U4L4 W7 D4L4 S25 W4 S15 E4 S14 E16 E2 N3 U3R3 E7 D3R3 E12 S3 E27 N33 N16 W7 N11 $
FGR=[ORIG=7,27] E25 N34 W25 S34 $
FHS=[ORIG=0,-30] N33 W15 S33 E15 $
PTO=[ORIG=-24,0] N6 W24 S12 E24 N6 $
FOP=[ORIG=-47,60] S7 E17 N10 W2 U3L3 W7 D3L3 S3 W2 $
FST=[ORIG=7,11] N18 W7 S18 E7 $
PTR=[ORIG=0,0] N30 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	0030	BARN,MT	0	100	40	60	2,000.00	UT	18.00	18.00	100	2007	2007	3	100	36,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	6,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,900	
5	0083	DOCK-LAKE	0	100	104	6	624.00	UT	11.50	11.50	100	2009	2000	3	100	7,176	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
8	0260	PAVEMENT-A	0	100	81085		8,680.00	UT	1.50	1.50	100	0	0	3	100	13,020	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
10	0280	POOL R/CON	0	100	17	36	612.00	UT	70.00	70.00	100	2013	2013	3	74	31,702	

LAND DESCRIPTION

TOTAL OB/XF 103,998

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		00	0.00	0.00	9.84	AC		1.00	1.00	1.00	14,000.00	14,000.00	137,760							

REVIEW DATE 08/16/2023 BY KS Total Acres: 9.84 Total Land Value: 137,760 Market: 0 Agricultural: 0 Common: 137,760 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4 OF SE1/4, S
386.68 FT, N 3 FT, E 694.66 FT T
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01-4S-16-02697-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0282	POOL ENCL	0	100	40	50	2,000.00	UT	15.00	15.00	100	2014	2014	3	45	13,500	
12	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
13	0040	BARN,POLE	0	100	40	48	1,920.00	UT	2.50	2.50	100	2014	2014	3	100	4,800	
14	0085	COVERED DO	0	100	16	12	1,192.00	UT	25.00	25.00	100	2025	2000		82	24,436	
15	0301	OUTDOOR KT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2025	2014		100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 50,536

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

REVIEW DATE 08/16/2023 BY KS Total Acres: 9.84 Total Land Value: 137,760 Market: 0 Agricultural: 0 Common: 137,760 PRINTED 11/17/2026 BY SYS