COMM SE COR OF SE1/4, RUN W 1859 FT FOR POB, CONT N 540.51 FT TO ALONG R/W 52.57 FT, SE 449.50 FT

GLENN STEPHEN C FAMILY REVOCABLE TRUST
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2027

01-4S-16-02703-006

BUILDING CHARACTERISTICS

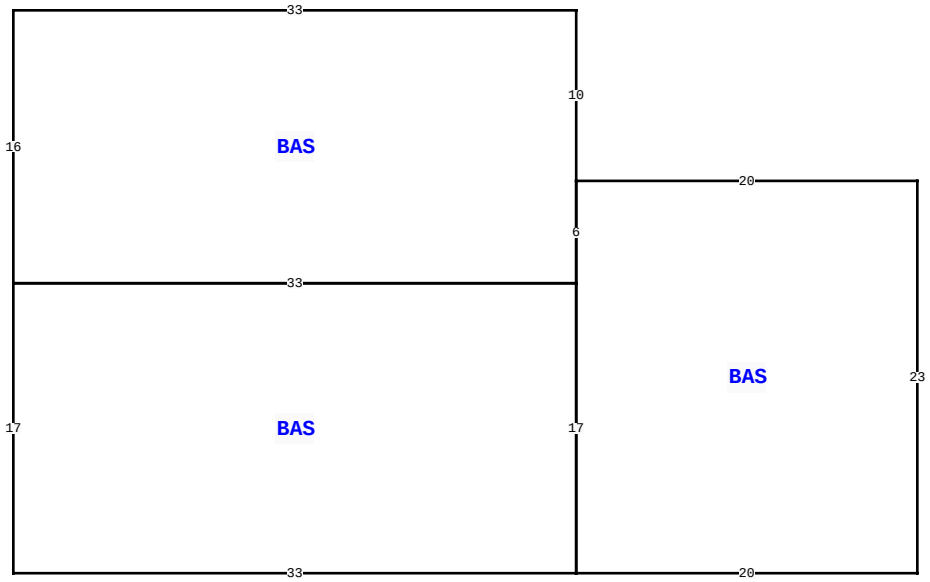
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0110	SFRES/COMMERCIAL
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	460	100		460	15,688
BAS	528	100		528	18,008
BAS	561	100		561	19,133
TOTALS	1,549			1,549	52,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,549	68.9040	75.79	117,399	1992	1992	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 1549 HX Base Yr



1361 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	55,185
TOTAL MARKET OB/XF VALUE	22,200
TOTAL LAND VALUE - MARKET	68,112
TOTAL MARKET VALUE	145,497
SOH/AGL Deduction	0
ASSESSED VALUE	145,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,497
TOTAL JUST VALUE	145,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,458

PRMT:1:1: BATHROOMS FOR PRO SHOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6770	COMMERCIAL	4,000	01/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0772	11/21/2016	WD	U	I	11	100
GRANTOR: STEPHEN C & COLIN J G						
GRANTEE: STEPHEN C GLENN FAM						
1319/2391	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C & COLIN J G						
GRANTEE: STEPHEN C GLENN AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W33 S16 E33 BAS= W33 S17 E33 N17$ BAS= S17 E20N23 W20 S6$ N6$.

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	0300	TENNIS CRT	0	0	60	120	7,200.00	UT	2.50	2.50	50	0	0	3	50	9,000	
2	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	0	0	3	100	2,400	
3	0253	LIGHTING	0	0	0	0	6.00	UT	300.00	300.00	100	0	0	3	100	1,800	
4	0300	TENNIS CRT	0	0	60	120	7,200.00	UT	2.50	2.50	50	1993	1993	3	50	9,000	

LAND DESCRIPTION

TOTAL OB/XF 22,200

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	2.37	AC		1.00	1.00	0.80	18,000.00	14,400.00	34,128							
2	0100	C	SFR	0		00	0.00	0.00	2.36	AC		1.00	1.00	0.80	18,000.00	14,400.00	33,984							

REVIEW DATE 08/21/2023 BY JB Total Acres: 4.73 Total Land Value: 68,112 Market: 0 Agricultural: 0 Common: 68,112 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4, RUN W 1859 FT FOR POB, CONT N 540.51 FT TO ALONG R/W 52.57 FT, SE 449.50 FT

GLENN STEPHEN C FAMILY REVOCABLE TRUST
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2027

01-4S-16-02703-006

BUILDING CHARACTERISTICS

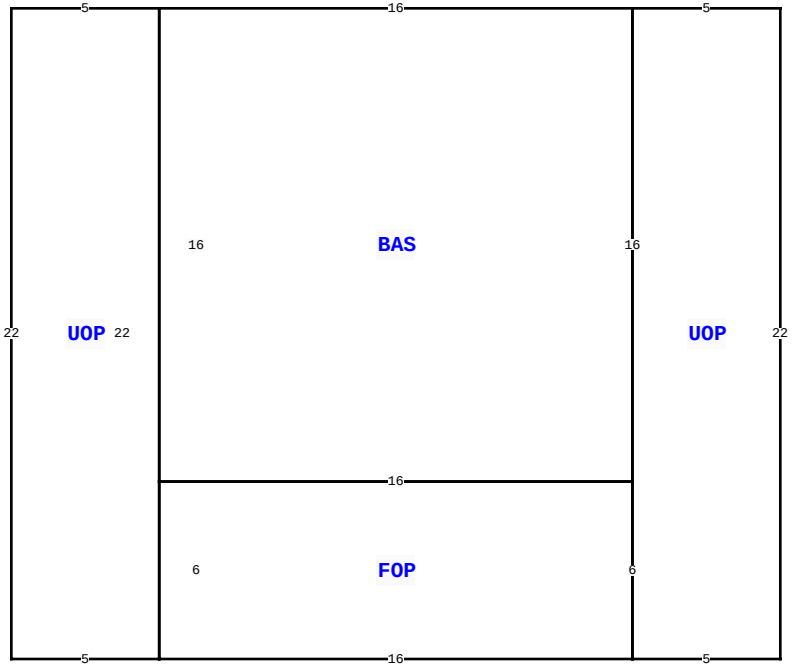
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame		N/A 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	0110	SFRES/COMMERCIAL
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	256	100		256	1,832
FOP	96	30		29	208
UOP	110	20		22	158
UOP	110	20		22	158
TOTALS	572			329	2,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
5800	04	329	44.1840	23.86	7,850	1993	1993	0	0	20	50.00	30.00

2 REC FACIL 0% - 0 Heated Area: 256 HX Base Yr



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

1361 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,185
TOTAL MARKET OB/XF VALUE	22,200
TOTAL LAND VALUE - MARKET	68,112
TOTAL MARKET VALUE	145,497
SOH/AGL Deduction	0
ASSESSED VALUE	145,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,497
TOTAL JUST VALUE	145,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0772	11/21/2016	WD	U	I	11	100
GRANTOR: STEPHEN C & COLIN J G						
GRANTEE: STEPHEN C GLENN FAM						
1319/2391	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C & COLIN J G						
GRANTEE: STEPHEN C GLENN AS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W5 S22 E5 N22$ BAS= S16 FOP= S6 E16 N6 W16$ E16 UOP= S6 E5 N22 W5 S16$ N16 W16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/21/2023 BY JB Total Acres: 4.73 Total Land Value: 68,112 Market: 0 Agricultural: 0 Common: 68,112 PRINTED 11/17/2026 BY SYS