COMM 630 FT N OF SW COR OF NW1/4
RUN E TO W R/W CR-341 FOR POB, R
ALONG R/W 210 FT, W 210 FT, NE

FLORIDA FILL & GRADING INC
P O BOX 7044
LAKE CITY, FL 32055

2027

01-4S-16-02704-001

BUILDING CHARACTERISTICS

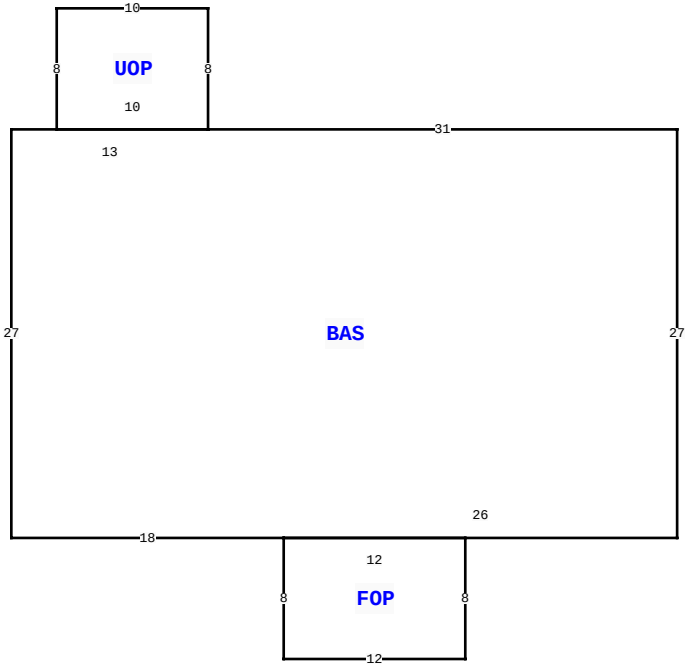
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,188	100		1,188	32,760
FOP	96	35		34	938
UOP	80	25		20	552
TOTALS	1,364			1,242	34,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,242	114.9000	68.94	85,623	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1188 HX Base Yr



BLD DATE			LGL DATE		
XF DATE			LAND DATE	05/14/2026	MLU
INC DATE			AG DATE		

1110 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	34,249
TOTAL MARKET OB/XF VALUE	29,962
TOTAL LAND VALUE - MARKET	45,080
TOTAL MARKET VALUE	109,291
SOH/AGL Deduction	0
ASSESSED VALUE	109,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,291
TOTAL JUST VALUE	109,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,291

SALE:6:1: 1 ACRE
SALE:5:1: SALE INCLUDED MOBILE HOME
SALE:4:1: 1 AC WITH MH
SALE:3:1: 1 AC WITH 1985 MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049864	Roof Replacement	7,500	05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0989/0844	7/18/2003	WD	Q	I		58,000
GRANTOR: SUWANNEE RIVER FOREST						
GRANTEE: FLORIDA FILL & GRAD						
0935/1742	9/19/2001	WD	Q	I	01	23,800
GRANTOR: WELLS FARGO BANK OF M						
GRANTEE: SUWANNEE RIVER FORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N8 W10 S8 E10$ W13 S27 E18 FOP= S8 E12 N8 W12$ E26 N27$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
2	0260	PAVEMENT-A	0	0	0	0	7,400.00	UT	1.50	1.50	100	2008	2008	3	100	11,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	30	6	180.00	UT	2.50	2.50	100	2008	2008	3	100	450	
5	0296	SHED METAL	0	0	12	16	192.00	UT	11.00	11.00	100	2008	2008	3	100	2,112	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
8	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 29,962

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	0217	C	MH/OFFICE	0		00	0.00	0.00	0.92	AC		1.00	1.00	1.00	49,000.00	49,000.00	45,080							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.92 Total Land Value: 45,080 Market: 0 Agricultural: 0 Common: 45,080 PRINTED 11/17/2026 BY SYS