A STRIP OF LAND 100 FT IN
WIDTH EXTENDING NE THROUGH
SW1/4 OF NW1/4 & NW1/4 OF

WILLIAMS CHRISTOPHER A
443 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

06-4S-17-08009-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	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

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/12/2026 MLU
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,248
TOTAL MARKET VALUE	30,248
SOH/AGL Deduction	5,891
ASSESSED VALUE	24,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,357
TOTAL JUST VALUE	30,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,686

LAND:1:1: 1.39 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/2650	1/17/2020	WD	Q	V	01	1,000
GRANTOR: SOR PROPERTIES LLC						
GRANTEE: CHRISTOPHER A WILLI						
1179/1343	8/20/2009	QC	U	V	11	100
GRANTOR: COLUMBIA SERVICE CO						
GRANTEE: SOR PROPERTIES LLC						

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

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
1	1000	C	VACANT COMME	0		CG	604.00	100.00	60,497.00	SF		1.00	1.00	0.50	1.00	0.50	30,248							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.39 Total Land Value: 30,248 Market: 0 Agricultural: 0 Common: 30,248 PRINTED 05/29/2026 BY SYS