

LOT 2 BROTHERS WELCOME AIRPARK.
610-730, 917-236, WD 1053-196, W

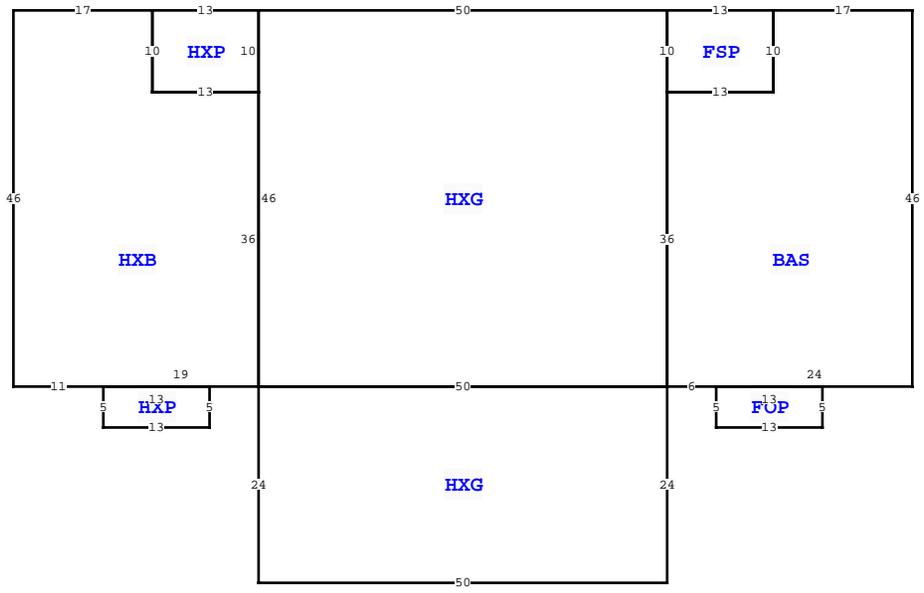
THE BASIC FOUNDATION TRUST DATED JANUARY 20, 2022
1211 NE 8TH AVE #200
FORT LAUDERDALE, FL 33004

2026

12-4S-16-02935-004

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 2 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0800 MULTI-FAM <10

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	- 2024								



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	12416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	85,035
FOP	65	30		20	1,360
FSP	130	40		52	3,537
HXB	1,250	100		1,250	85,035
HXG	1,200	55		660	44,898
HXG	2,300	55		1,265	86,055
HXP	65	30		20	1,360
HXP	130	30		39	2,653
TOTALS	6,390			4,556	309,935

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		309,935	
TOTAL MARKET OB/XF VALUE		13,488	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		358,423	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,423	
TOTAL JUST VALUE		358,423	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		346,225	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19603	SFR	461	05/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1090	3/03/2023	WD Q	Q	I	01	375,000
GRANTOR: GATEWAY TLC INVESTMENT						
GRANTEE: THE BASIC FOUNDATIO						
1382/0933	4/11/2019	WD U	I	11		100
GRANTOR: BRETT HANLEY						
GRANTEE: GATEWAY TLC INVESTM						

EXTRA FEATURES															
L N	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	0166	CONC,PAVMT	0	0	0	0		3.00	100	2002	2002	3	100	13,488	

TOTAL OB/XF												13,488			
1703 SW SISTERS WELCOME RD, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FSP= W13 S10 E13 N10\$ S10 W13 HXG= N10 W50 HXP= W13	
HXB= W17 S46 E11 HXP= S5 E13 N5 W13\$ E19 N36 W13 N10\$ S10 E13	
N10\$ S46HXG= S24 E50 N24 W50\$ E50 N36\$ S36 E6 FOP= S5 E13 N5	
W13\$ E24 N46\$.	

LAND DESCRIPTION		TOTAL OB/XF																		13,488				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							