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

2027

12-4S-16-02935-004

BUILDING CHARACTERISTICS

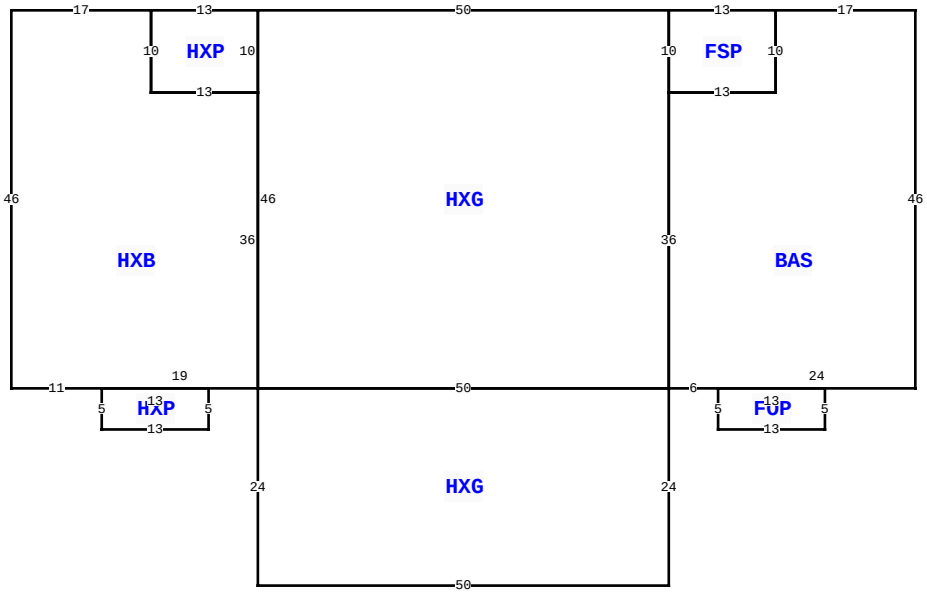
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	82,198
FOP	65	30		20	1,315
FSP	130	40		52	3,419
HXB	1,250	100		1,250	82,198
HXG	1,200	55		660	43,401
HXG	2,300	55		1,265	83,184
HXP	65	30		20	1,315
HXP	130	30		39	2,565
TOTALS	6,390			4,556	299,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	4,556	105.2450	91.56	417,147	2002	2002	0	0	0	28.18	71.82

1 DUPLEX 0% - 2024 Heated Area: 2500 HX Base Yr



1703 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	4,496.00	UT	3.00	3.00	100	2002	2002	3	100	13,488	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	299,595
TOTAL MARKET OB/XF VALUE	13,488
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	348,083
SOH/AGL Deduction	0
ASSESSED VALUE	348,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,083
TOTAL JUST VALUE	348,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,083

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	I	01	375,000
GRANTOR: GATEWAY TLC IVESTMENT						
GRANTEE: THE BASIC FOUNDATIO						
1382/0933	4/11/2019	WD	U	I	11	100
GRANTOR: BRETT HANLEY						
GRANTEE: GATEWAY TLC INVESTM						

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

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	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							

REVIEW DATE 04/26/2023 BY ME Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS