LOT 8 BROTHERS WELCOME AIRPARK.
743-201, 966-413, WD 1030-510, W

DECKER DANIEL B/DECKER JEANNE H
1907 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02935-010

BUILDING CHARACTERISTICS

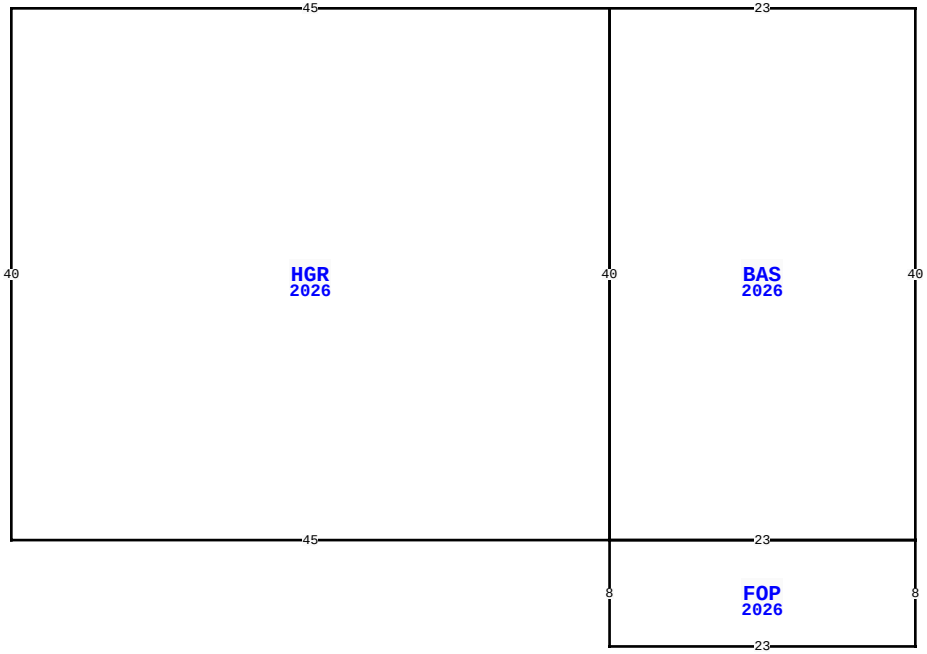
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	920	100	2026	920	110,087
FOP	184	30	2026	55	6,581
HGR	1,800	45	2026	810	96,925
TOTALS	2,904			1,785	213,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	108.7800	119.66	213,593	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 920 HX Base Yr



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

1879 SW SISTERS WELCOME RD, LAKE CITY

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	30	45	1,350.00	UT	3.00	3.00	100	2026	2025		100	4,050	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	213,593
TOTAL MARKET OB/XF VALUE	4,050
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	252,643
SOH/AGL Deduction	0
ASSESSED VALUE	252,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,643
TOTAL JUST VALUE	252,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051310	New Residential C	318,200	10/30/2024
000050253	Right-of-Way Acce		07/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1924	8/12/2026	LE	U	I	14	100
GRANTOR: DECKER DANIEL B (ENH						
GRANTEE: DECKER DANIEL AND J						
1460/830	2/22/2022	WD	Q	V	01	31,000
GRANTOR: PALMER ADAM D						
GRANTEE: DECKER DANIEL B						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[YR=2026;ORIG=41,10] E45 S40 W45 N40 $
BAS=[YR=2026;ORIG=86,10] E23 S40 W23 N40 $
FOP=[YR=2026;ORIG=86,50] E23 S8 W23 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,050

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/18/2026 BY robin Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS