S 1/2 OF LOT 10 & LOT 11 BROTHER AIRPARK.

MAXWELL GLEN/MAXWELL NANCY
1967 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02935-013

BUILDING CHARACTERISTICS

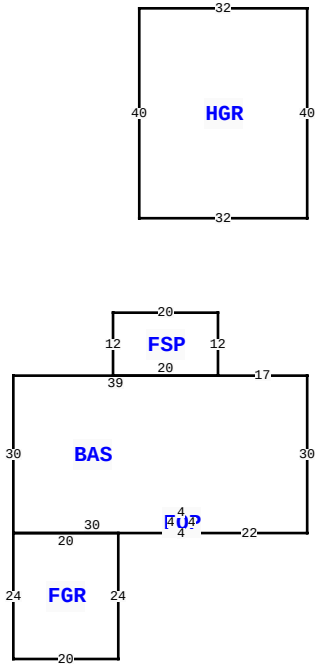
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,664	100		1,664	148,568
FGR	480	55		264	23,571
FOP	16	30		5	447
FSP	240	40		96	8,571
HGR	1,280	45		576	51,428
TOTALS	3,680			2,605	232,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	119.3640	131.30	342,036	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2021 Heated Area: 1664 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

1967 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	100	0	0	1,209.00	UT	2.50	2.50	100	0	0	3	100	3,023	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	232,584
TOTAL MARKET OB/XF VALUE	3,023
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	288,107
SOH/AGL Deduction	130,071
ASSESSED VALUE	158,036
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	106,625
TOTAL JUST VALUE	288,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049697	Solar Power Syste	14,400	04/29/2024
000049217	Solar Power Syste	14,400	02/15/2024
6958	GARAGE	10,000	03/22/1993
6646	SFR	42,000	12/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/355	4/27/2021	WD	Q	V	04	21,000
GRANTOR: CORBETT MICHAEL T						
GRANTEE: MAXWELL GLEN						
1412/0314	5/21/2020	WD	Q	I	01	225,000
GRANTOR: MICHAEL T & JUDITH L						
GRANTEE: GLEN & NANCY MAXWEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W20 S12 E20$ W39 S30 FGR= S24 E20 N24 W20$ E30 FOP= E4 N4 W4 S4$ N4 E4 S4 E22 N30$ PTR= N30 HGR= N40 W32 S40 E32$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,023

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100					0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 11/01/2023 BY KS Total Acres: 1.04 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/16/2026 BY SYS