LOT 12 BROTHERS WELCOME AIRPARK.
792-2834, 824-907, 924-399, LE 1

WHEELER RALPH F/WHEELER ANN
2003 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02935-014

BUILDING CHARACTERISTICS

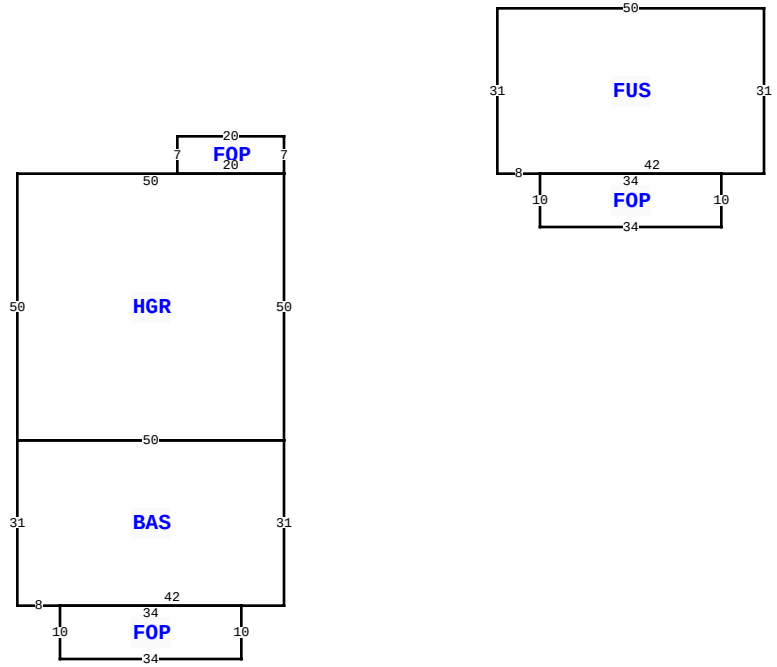
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	1,550	100		1,550	123,260
FOP	140	30		42	3,340
FOP	340	30		102	8,111
FOP	340	30		102	8,111
FUS	1,550	100		1,550	123,260
HGR	2,500	45		1,125	89,462
TOTALS	6,420			4,471	355,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,471	101.4600	111.61	499,008	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2003 Heated Area: 3100 HX Base Yr 2003



2003 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	100	0	0	4,014.00	UT	2.00	2.00	100	2003	2003	3	100	8,028	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		355,543
TOTAL MARKET OB/XF VALUE		8,528
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		399,071
SOH/AGL Deduction		113,293
ASSESSED VALUE		285,778
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		179,367
TOTAL JUST VALUE		399,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048437	Roof Replacement	42	10/18/2023
18973	SFR	293	11/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2225	2/05/2011	WD	U	I	11	100
GRANTOR: RALPH F & ANN WHEELER						
GRANTEE: RALPH & ANN WHEELER						
0924/0399	3/26/2001	WD	Q	V		30,000
GRANTOR: RAYMOND SESSIONS						
GRANTEE: RALPH & ANN WHEELER						

BUILDING NOTES

BUILDING DIMENSIONS

HGR= W50 S50 BAS= S31 E8 FOP= S10 E34 N10 W34$ E42 N31 W50$ E50 N50$ FOP= N7 W20 S7 E20$ PTR= E40 FUS= E8 FOP= S10 E34 N10 W34$ E42 N31 W50 S31$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 8,528

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							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS