

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

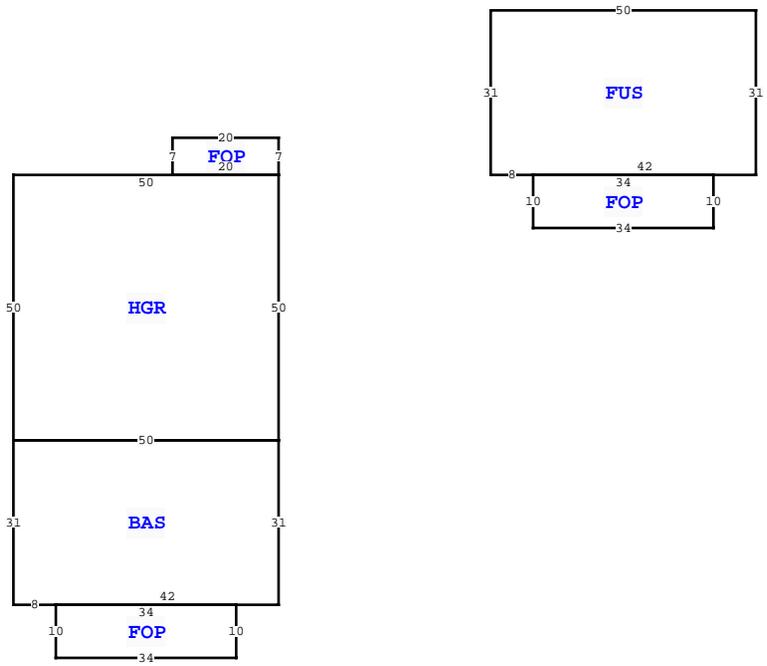
WHEELER RALPH F/WHEELER ANN
2003 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-014
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2003		517,116	2002	2002	0	0	28.75	71.25	Heated Area: 3100 HX Base Yr 2003	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	127,732
FOP	140	30		42	3,461
FOP	340	30		102	8,405
FOP	340	30		102	8,405
FUS	1,550	100		1,550	127,732
HGR	2,500	45		1,125	92,709
TOTALS	6,420			4,471	368,445

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	368,445			
TOTAL MARKET OB/XF VALUE	8,528			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	411,973			
SOH/AGL Deduction	134,519			
ASSESSED VALUE	277,454			
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411			
BASE TAXABLE VALUE	171,043			
TOTAL JUST VALUE	411,973			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	411,889			

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 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\$.	

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	100	0	0	0		4,014.00	UT	2.00				2.00	8,028
2	0294	SHED WOOD/	0	100	0	0	0		1.00	UT	500.00				500.00	500

LAND DESCRIPTION														TOTAL OB/XF										
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	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							