

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

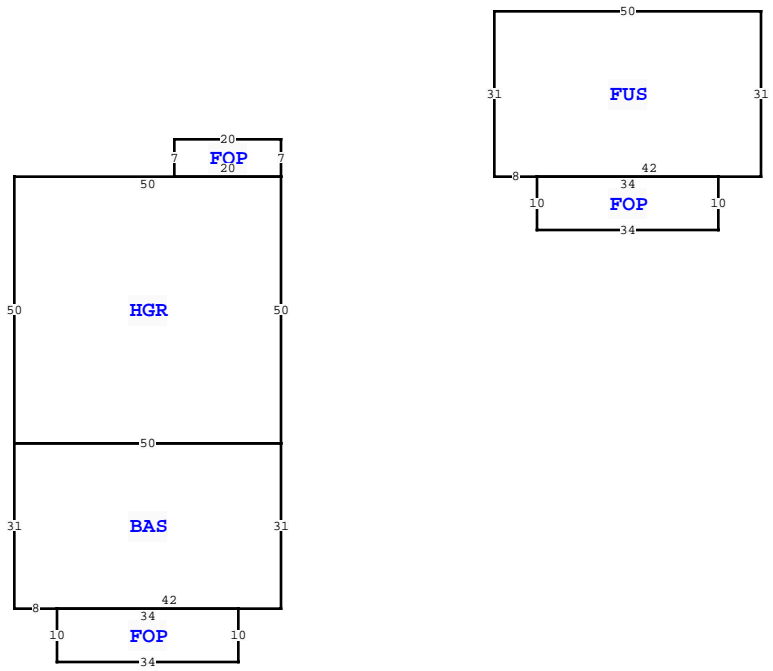
WHEELER RALPH F/WHEELER ANN  
2003 SW SISTERS WELCOME RD  
LAKE CITY, FL 32025

**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 Floor	14	CARPET	80
Interior Floor	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	
Architectural	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
BAS	1,550	100	
FOP	140	30	
FOP	340	30	
FOP	340	30	
FUS	1,550	100	
HGR	2,500	45	
TOTALS	6,420		

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	113.64	508,084	2002	2002	0	0	28.75	71.25		
1 SINGLE FAM 100% - 2003 Heated Area: 3100 HX Base Yr 2003													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		362,010	
TOTAL MARKET OB/XF VALUE		8,528	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		405,538	
SOH/AGL Deduction		128,084	
ASSESSED VALUE		277,454	
TOTAL EXEMPTION VALUE		106,411	
BASE TAXABLE VALUE		171,043	
TOTAL JUST VALUE		405,538	
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 NOTES**  
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		2.00	100	2003	2003	3	100	8,028	
2	0294	SHED WOOD/	0	100	0	0	0		500.00	100	2024	2023		100	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							