

LOT 16 BROTHERS WELCOME AIRPARK.
933-1911, LE 1457-1352, DC 1471-

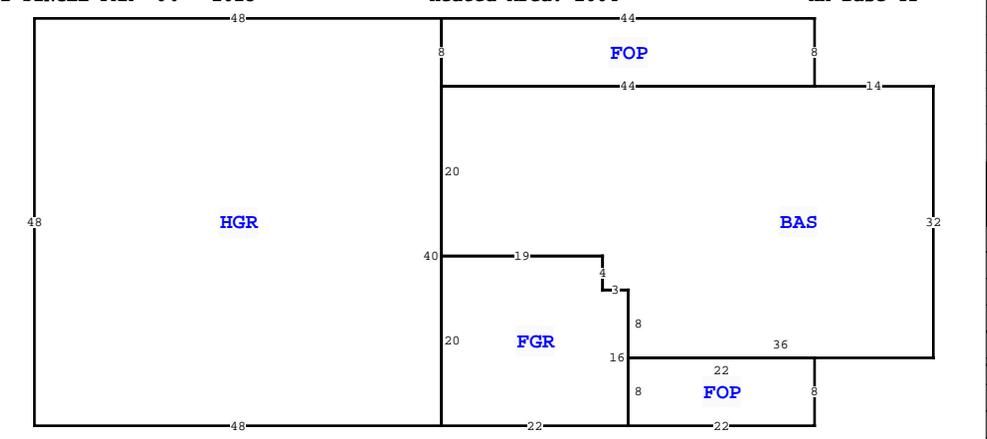
MATHIAS CONRAD/MATHIAS ANETRA
9030 NW 20TH ST
PEMBROKE PINES, FL 33024

2026

12-4S-16-02935-018
12-4S-16-02935-018

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 03 | MASONRY | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 3,035 | 122.0560 | 139.14 | 422,290 | 2003 | 2003 | 0 | 0 | 22.00 | 78.00 | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 07 | 07 | | | |
| 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 | 1,604 | 100 | | 1,604 | 174,081 |
| FGR | 428 | 55 | | 235 | 25,504 |
| FOP | 176 | 30 | | 53 | 5,752 |
| FOP | 352 | 30 | | 106 | 11,504 |
| HGR | 2,304 | 45 | | 1,037 | 112,545 |
| TOTALS | 4,864 | | | 3,035 | 329,386 |

2107 SW SISTERS WELCOME RD, LAKE CITY

| 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 | 0 | 0 | 0 | | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 10,008 | |

| LAND DESCRIPTION | | TOTAL OB/XF 10,008 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 329,386 |
| TOTAL MARKET OB/XF VALUE | | | 10,008 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 374,394 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 374,394 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 374,394 |
| TOTAL JUST VALUE | | | 374,394 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 372,766 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20271 | SFR | 280 | 12/26/2002 |

| SALES DATA | | | | | | |
|--------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1457/1352 | 1/14/2022 | LE U | I | 14 | | 100 |
| GRANTOR: MATHIAS BYRON L | | | | | | |
| GRANTEE: MATHIAS BYRON L | | | | | | |
| 0933/1911 | 8/16/2001 | WD Q | V | | | 27,000 |
| GRANTOR: MARY CHIU | | | | | | |
| GRANTEE: BYRON MATHIAS | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W14 FOP= N8 W44 S8 E44\$ W44 HGR= N8 W48 S48 E48 N40\$ S20 FGR= S20 E22 N16 W3 N4 W19\$ E19 S4 E3 S8 FOP= S8 E22 N8 W22\$ E36 N32 \$. | |