

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

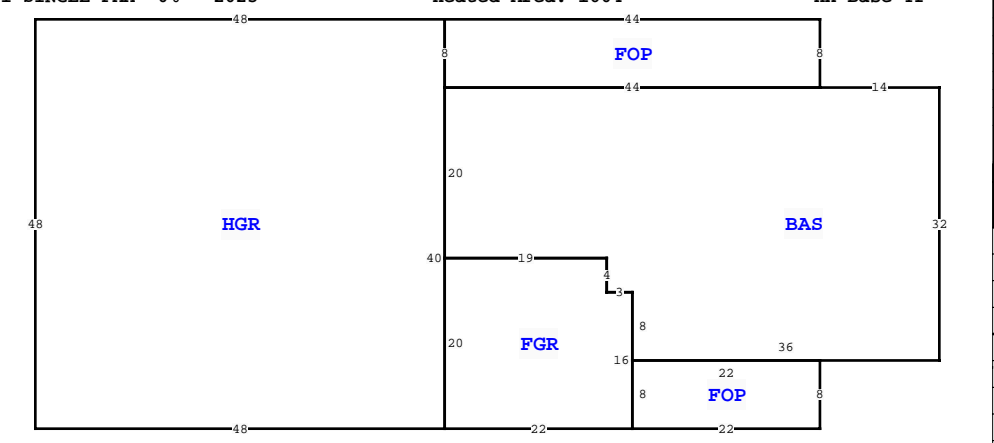
MATHIAS CONRAD/MATHIAS ANETRA  
9030 NW 20TH ST  
PEMBROKE PINES, FL 33024

**2026**

12-4S-16-02935-018  
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BUILDING CHARACTERISTICS	
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	136.70	414,884	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	171,028
FGR	428	55		235	25,058
FOP	176	30		53	5,651
FOP	352	30		106	11,302
HGR	2,304	45		1,037	110,571
TOTALS	4,864			3,035	323,610

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	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	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			323,610
TOTAL MARKET OB/XF VALUE			10,008
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			368,618
SOH/AGL Deduction			0
ASSESSED VALUE			368,618
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,618
TOTAL JUST VALUE			368,618
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 \$.	