LOT 19 BROTHERS WELCOME AIRPARK
743-201, 966-417, WD 1017-1197,

FOTI WILLIAM T/FOTI BETSY A
2193 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

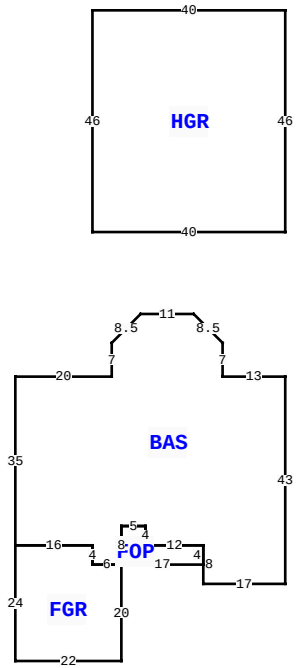
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,363	100		2,363	282,822
FGR	504	55		277	33,154
FOP	88	30		26	3,112
HGR	1,840	45		828	99,102
TOTALS	4,795			3,494	418,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,494	131.2410	149.61	522,737	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 2363 HX Base Yr 2006



2193 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		418,190
TOTAL MARKET OB/XF VALUE		2,645
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		455,835
SOH/AGL Deduction		148,775
ASSESSED VALUE		307,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,649
TOTAL JUST VALUE		455,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054598	Roof Replacement	40,065	12/01/2025
24051	PLANE HNGR	225	01/19/2006
22403	SFR	657	10/19/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1367	3/16/2012	WD	U	I	14	100
GRANTOR: WILLIAM T & BETSY A F						
GRANTEE: FOTI FAMILY REVOCAB						
1017/1197	6/02/2004	WD	Q	V		44,000
GRANTOR: BOO CORPORATION						
GRANTEE: WILLIAM T & BETSY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N7 L6 U6 W11 D6 L6 S7 W20 S35 FGR= S24 E22 N20 W6 N4 W16$ E16 S4 E6 FOP= E17 N4 W12 N4 W5 S8$ N8 E5 S4 E12 S8 E17 N43$ PTR= N30 HGR= N46 W40 S46 E40$ S30$.

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	858.00	UT	2.50	2.50	100	2005	2005	3	100	2,145	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,645

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 11/01/2023 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS