

LOT 20 BROTHERS WELCOME AIRPARK
743-201, 963-2295, WD 1018-1228,

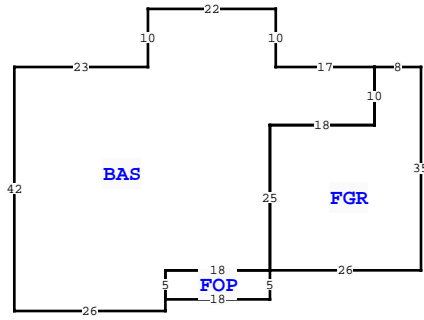
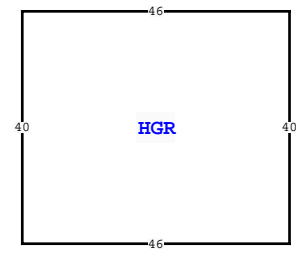
SHANKS VICKI DUNCAN
2221 SW SISTERS WELCOME RD
LAKE CITY, FL 32025-2927

2026

12-4S-16-02935-022

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 70
Interior Floo	14	CARPET 30
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,379	129.4271	144.96	489,820	2005	2005	0	0	20.00	80.00			
1 SINGLE FAM 100% - 2013 Heated Area: 2122 HX Base Yr 2013														



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	2,122	100		2,122	246,084
FGR	730	55		402	46,619
FOP	90	30		27	3,131
HGR	1,840	45		828	96,022
TOTALS	4,782			3,379	391,856

2221 SW SISTERS WELCOME RD, LAKE CITY

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

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		1,147.00	UT	2.50				2,868	
2	0258	PATIO	0	100	0	0	0		1.00	UT	0.00				300	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			391,856	
TOTAL MARKET OB/XF VALUE			3,168	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			430,024	
SOH/AGL Deduction			135,202	
ASSESSED VALUE			294,822	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			243,411	
TOTAL JUST VALUE			430,024	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			434,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33559	ADDN SFR	199	11/19/2015
25122	PLANE HNGR	293	10/16/2006
22555	SFR	528	12/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/2286	3/30/2015	WD	U	I	11	100
GRANTOR: LARRY L SHANKS & VICK						
GRANTEE: LARRY SHANKS & VICK						
1246/0403	12/05/2012	WD	Q	I	01	300,000
GRANTOR: JEAN HICKMAN						
GRANTEE: LARRY SHANKS						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W17 N10 W22 S10 W23 S42 E26 N2 FOP= E18 N5 W18 S5\$ N5 E18 FGR= E26 N35 W8 S10 W18 S25\$ N25 E18 N10\$ PTR= N30 HGR= N40 W46 S40 E46\$ S30\$.														

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							