

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

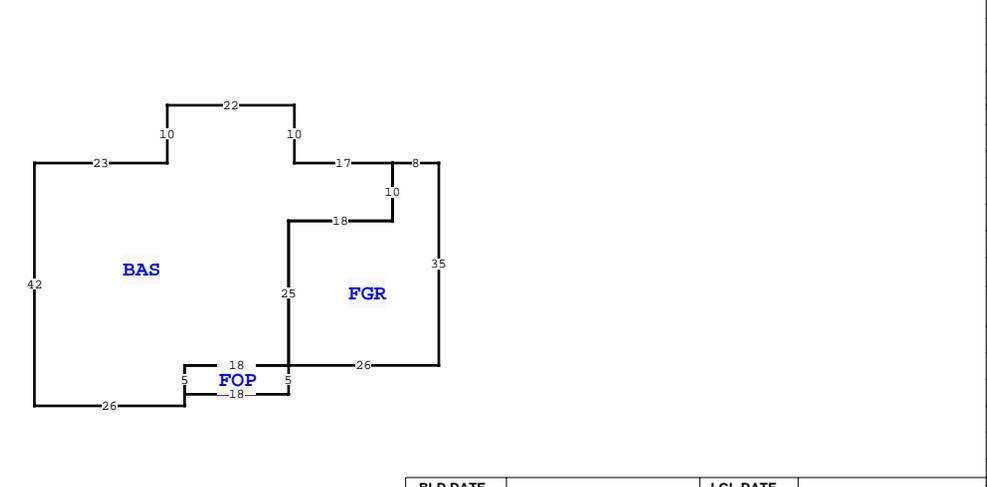
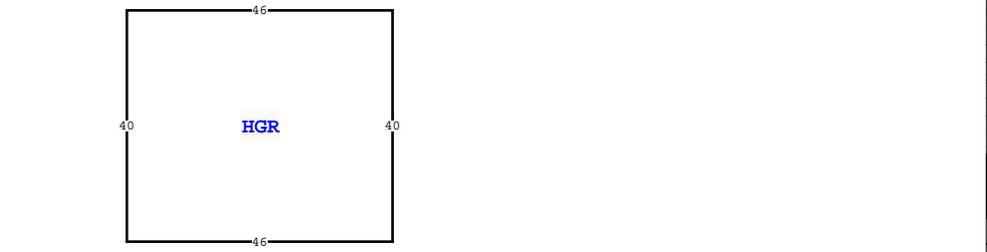
SHANKS VICKI DUNCAN
2221 SW SISTERS WELCOME RD
LAKE CITY, FL 32025-2927

2026

12-4S-16-02935-022

BUILDING CHARACTERISTICS	
ELEMENT	CD
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	
1	SINGLE FAM	100%	2013		498,571	2005	2005	0	0	20.00	80.00	



MAP NUM	MKT AREA	06				
12416.010	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	2,122	100		2,122	250,481
	FGR	730	55		402	47,452
	FOP	90	30		27	3,187
	HGR	1,840	45		828	97,737
TOTALS		4,782			3,379	398,857

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		2.50	100	2005	2005	3	100	2,868	
2	0258	PATIO	0	100	0	0	0		0.00	100	2009	2009	3	100	300	

TOTAL OB/XF 3,168

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		398,857	
TOTAL MARKET OB/XF VALUE		3,168	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		437,025	
SOH/AGL Deduction		142,203	
ASSESSED VALUE		294,822	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		243,411	
TOTAL JUST VALUE		437,025	
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\$.												