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

**2027**

**12-4S-16-02935-022**

## BUILDING CHARACTERISTICS

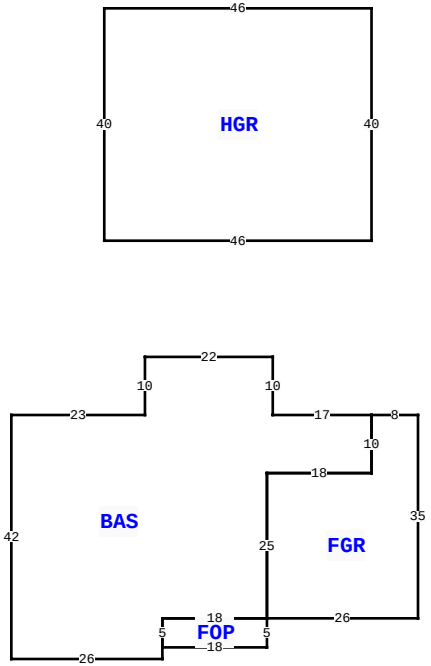
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 241,687 |
| FGR | 730 | 55 | | 402 | 45,786 |
| FOP | 90 | 30 | | 27 | 3,075 |
| HGR | 1,840 | 45 | | 828 | 94,306 |
| TOTALS | 4,782 | | | 3,379 | 384,854 |

## 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 | 142.37 | 481,068 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2013 Heated Area: 2122 HX Base Yr 2013




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

2221 SW SISTERS WELCOME RD, LAKE CITY

## 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 | 1,147.00 | UT | 2.50 | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 2,868 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 384,854 |
| TOTAL MARKET OB/XF VALUE | 3,168 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 423,022 |
| SOH/AGL Deduction | 119,355 |
| ASSESSED VALUE | 303,667 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 252,256 |
| TOTAL JUST VALUE | 423,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 430,024 |

| 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 3,168

| 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 11/17/2026 BY SYS