LOT 21 BROTHERS WELCOME AIRPARK
743-201, 961-2000, WD 1108-2194,

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

2026

12-4S-16-02935-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,324
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	50,324
SOH/AGL Deduction	0
ASSESSED VALUE	50,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,324
TOTAL JUST VALUE	50,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33558	GARAGE	277	11/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1291/2286	3/30/2015	WD	U	V	11	100
GRANTOR: LARRY L SHANKS & VIVK						
GRANTEE: LARRY SHANKS & VICK						
1263/2792	10/25/2013	WD	U	V	37	51,000
GRANTOR: DOUGLAS A & JANET A K						
GRANTEE: LARRY L SHANKS & VI						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0200	GARAGE F	0	0	24	32	768.00	UT	18.00	18.00	100	2016	2016	3	100	13,824	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 15,324

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	9901	C	AC/XFOB	0		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