

THE W 60 FT FOLLOWING DESC:  
 BEG SE COR LOT 33 BROTHERS  
 WELCOME AIRPARK, RUN N 74 FT

BROTHERS WELCOME HOMEOWNERS  
 ASSOCIATION INC, 175 SW CESSNA CT  
 LAKE CITY, FL 32025

**2026**

12-4S-16-02935-051  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1 TOTAL MARKET VALUE 1 SOH/AGL Deduction 0 ASSESSED VALUE 1 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1 TOTAL JUST VALUE 1 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1									
DOR CODE 9400 RIGHTS-OF-WAY																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 12416.010 1.00/																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																0649/0432	10/31/1987	WD	Q	V		3,800									
GRANTOR: MHATRE SHILPA U																				GRANTEE: BRO WELCOME HOMEOWN											
TOTALS																				BLD DATE LGL DATE 06/23/2021 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9400	C	RIGHTOFWAY	0			0.00	0.00	4.70	AC		1.00	1.00	1.00	0.25	0.25	1														
REVIEW DATE 11/03/2023 BY JB Total Acres: 4.70 Total Land Value: 1 Market: 0 Agricultural: 0 Common: 1 PRINTED 05/08/2026 BY SYS																															