COMM NE COR OF SE1/4 OF NW1/4, R
W R/W OF CR-341, RUN S ALONG R/W
CONT S ALONG R/W 190 FT, W 220 F

GIEBEIG CAROL P
1828 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02939-002

BUILDING CHARACTERISTICS

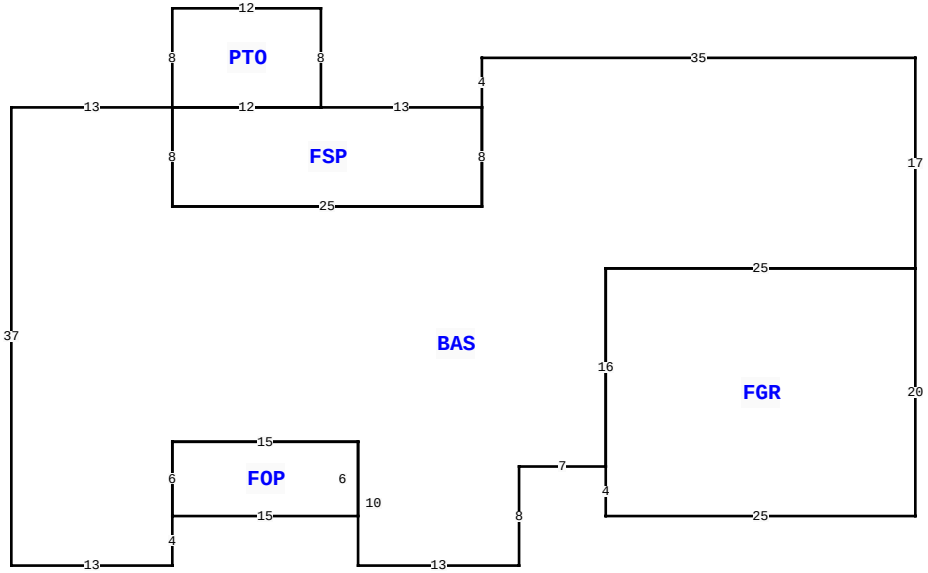
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100		1,835	169,922
FGR	500	55		275	25,465
FOP	90	30		27	2,500
FSP	200	40		80	7,408
PTO	96	5		5	463
TOTALS	2,721			2,222	205,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,222	114.1470	125.56	278,994	2000	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2001 Heated Area: 1835 HX Base Yr 2001



1828 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2,076.00	UT	1.50	1.50	100	2000	2000	3	100	3,114	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	6.50	6.50	100	2009	2009	3	100	2,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,758
TOTAL MARKET OB/XF VALUE		5,714
TOTAL LAND VALUE - MARKET		11,960
TOTAL MARKET VALUE		223,432
SOH/AGL Deduction		62,593
ASSESSED VALUE		160,839
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,428
TOTAL JUST VALUE		223,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/633	5/27/2026	LE	U	I	14	100
GRANTOR: GIEBEIG CAROL P (ENH						
GRANTEE: GIEBEIG PETER WENDE						
0914/1904	9/25/2000	WD	Q	I	01	100
GRANTOR: PETER W GIEBEIG						
GRANTEE: CAROL P GIEBEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S4 FSP= W13 PTO= N8 W12 S8 E12$ W12 S8 E25 N8$ S8 W25 N8 W13 S37 E13 N4 FOP= E15 N6 W15 S6$ N6 E15 S10 E13 N8 E7 FGR= S4 E25 N20 W25 S16$ N16 E25 N17$.

LAND DESCRIPTION

TOTAL OB/XF 5,714

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		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,960							

REVIEW DATE 10/13/2023 BY KS Total Acres: 1.04 Total Land Value: 11,960 Market: 0 Agricultural: 0 Common: 11,960 PRINTED 11/17/2026 BY SYS