COMM NW COR OF NE1/4 OF SW1/4, E
12.53 FT TO SW COR OF CREEKSIDE
FT FOR POB, S 318.12 FT, E 444.1

HERRON ASHTON HAYES/HERRON BETHANY BAILEY
2016 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02940-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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

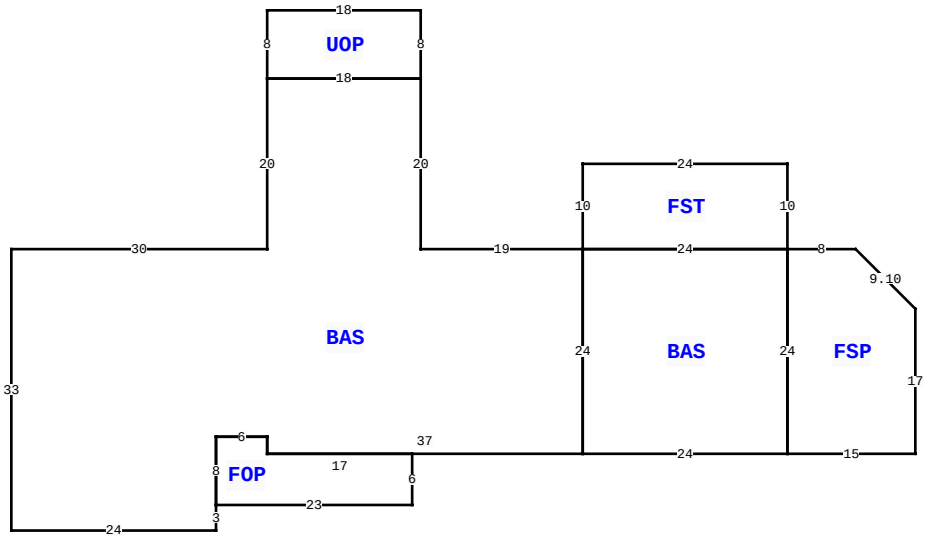
NEIGHBORHOOD/LOC 12416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	46,362
BAS	2,172	100		2,172	174,823
FOP	150	30		45	3,622
FSP	336	40		134	10,785
FST	240	55		132	10,625
UOP	144	20		29	2,334
TOTALS	3,618			3,088	248,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,088	112.5750	123.83	382,387	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2748 HX Base Yr 2026



2016 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		248,552
TOTAL MARKET OB/XF VALUE		46,376
TOTAL LAND VALUE - MARKET		34,400
TOTAL MARKET VALUE		329,328
SOH/AGL Deduction		0
ASSESSED VALUE		329,328
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		277,917
TOTAL JUST VALUE		329,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/116	9/10/2025	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: HERRON ASHTON HAYES						
1532/2014	11/05/2024	TR	U	I	11	100
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N20 UOP= N8 W18 S8 E18$ W18 S20 W30 S33 E24 N3 FOP= E23 N6 W17N2 W6 S8$ N8 E6 S2 E37 BAS= E24 FSP= E15 N17 U7 L7 W8 S24$ N24 W24 S24$ N24 FST= E24 N10 W24 S10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0040	BARN,POLE	0	100	72	30	2,160.00	UT	2.50	2.50	100	1993	1993	3	100	5,400	
5	0166	CONC,PAVMT	0	100	0	0	11,720.00	UT	2.00	2.00	100	1993	1993	3	100	23,440	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 46,376

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			0.00	0.00	3.44	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,400							

REVIEW DATE 10/13/2023 BY JB Total Acres: 3.44 Total Land Value: 34,400 Market: 0 Agricultural: 0 Common: 34,400 PRINTED 11/17/2026 BY SYS