

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

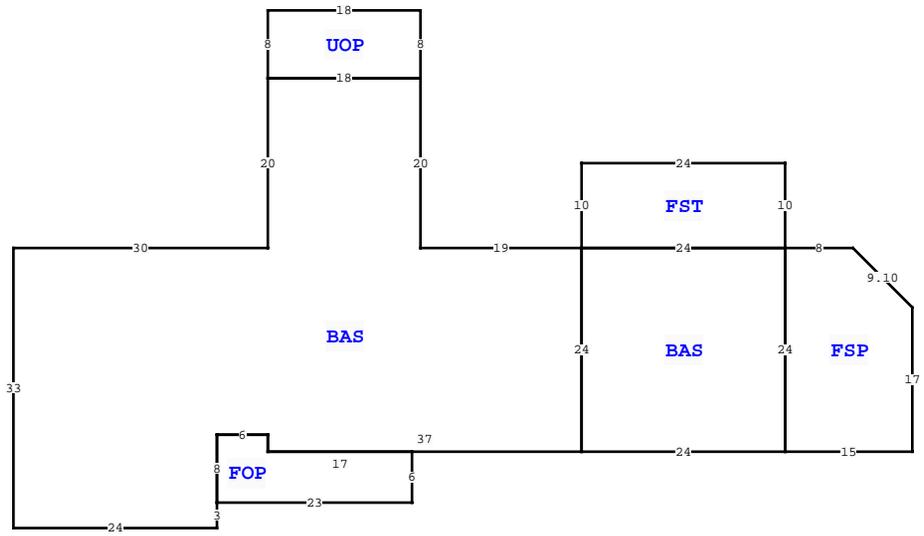
HERRON ASHTON HAYES/HERRON BETHANY BAILEY
2016 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02940-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	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 Units	05	CONV	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
BAS	576	100	
BAS	2,172	100	
FOP	150	30	
FSP	336	40	
FST	240	55	
UOP	144	20	
TOTALS	3,618		

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	128.34	396,314	1973	1973	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 2748 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		257,604	
TOTAL MARKET OB/XF VALUE		46,376	
TOTAL LAND VALUE - MARKET		34,400	
TOTAL MARKET VALUE		338,380	
SOH/AGL Deduction		0	
ASSESSED VALUE		338,380	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		286,969	
TOTAL JUST VALUE		338,380	
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						

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

BUILDING NOTES	
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																	
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
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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							