

BEG NW COR OF NE1/4 OF SW1/4, E
12.53 FT TO SW COR OF CREEKSIDE
FT, S 662.38 FT, W 873.90 FT, N

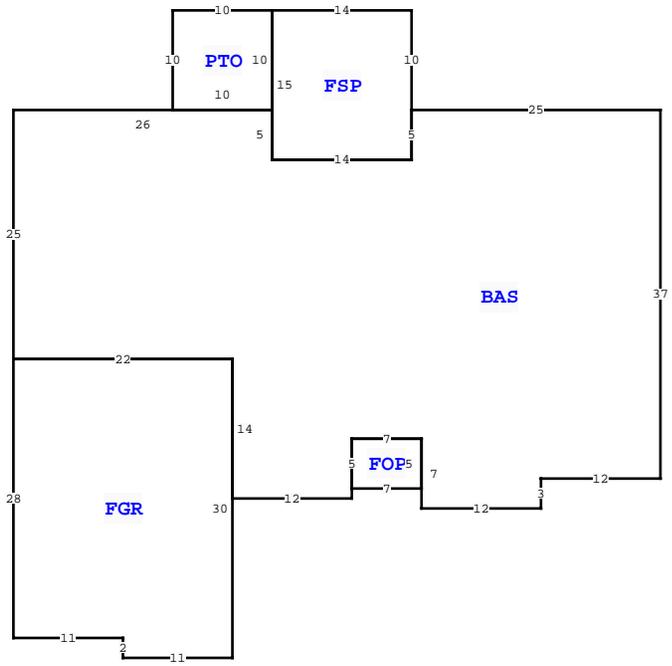
BAILEY SCOTT RANDOLPH/BAILEY EMILY M
2126 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02940-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,103	100	
FGR	638	55	
FOP	35	30	
FSP	210	40	
PTO	100	5	
TOTALS	3,086		
		2,553	353,494

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 2103						HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			353,494
TOTAL MARKET OB/XF VALUE			6,036
TOTAL LAND VALUE - MARKET			91,120
TOTAL MARKET VALUE			369,802
SOH/AGL Deduction			90,831
ASSESSED VALUE			278,971
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			227,560
TOTAL JUST VALUE			450,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36954	SFR	1,034	07/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0664	3/21/2018	WD	U	V	30	100
GRANTOR: SCOTT RANDOLPH & EMIL						
GRANTEE: SCOTT RANDOLPH & EM						
1354/0396	2/22/2018	WD	U	V	30	100
GRANTOR: LOID RUSSELL BAILEY S						
GRANTEE: SCOTT RANDOPH BAILE						

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	0166	CONC, PAVMT	0	100	0	0	0		768.00	UT	2.00		3	100	1,536	
2	0070	CARPORT UF	0	100	0	0	0		1.00	UT	0.00		3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	0		1.00	UT	0.00		3	100	3,500	

BUILDING NOTES			

BUILDING DIMENSIONS
 BAS= W25 FSP= N10 W14 S15 E14 N5\$ S5 W14 N5 PTO= N10 W10 S10 E10\$ W26 S25 FGR= S28 E11 S2 E11 N30 W22 \$ E22 S14 E12 N1 FOP= E7 N5 W7 S5\$ N5 E7 S7 E12 N3 E12 N37 \$.

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	6200	A	PASTURE 3	0		00	0.00	0.00	12.40	AC		1.00	1.00	1.00	280.00	280.00	3,472							
2	9910	M	MKT. VAL. AG	0		00	0.00	0.00	12.40	AC		1.00	1.00	1.00	6,800.00	6,800.00	84,320							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,800.00	6,800.00	6,800							