

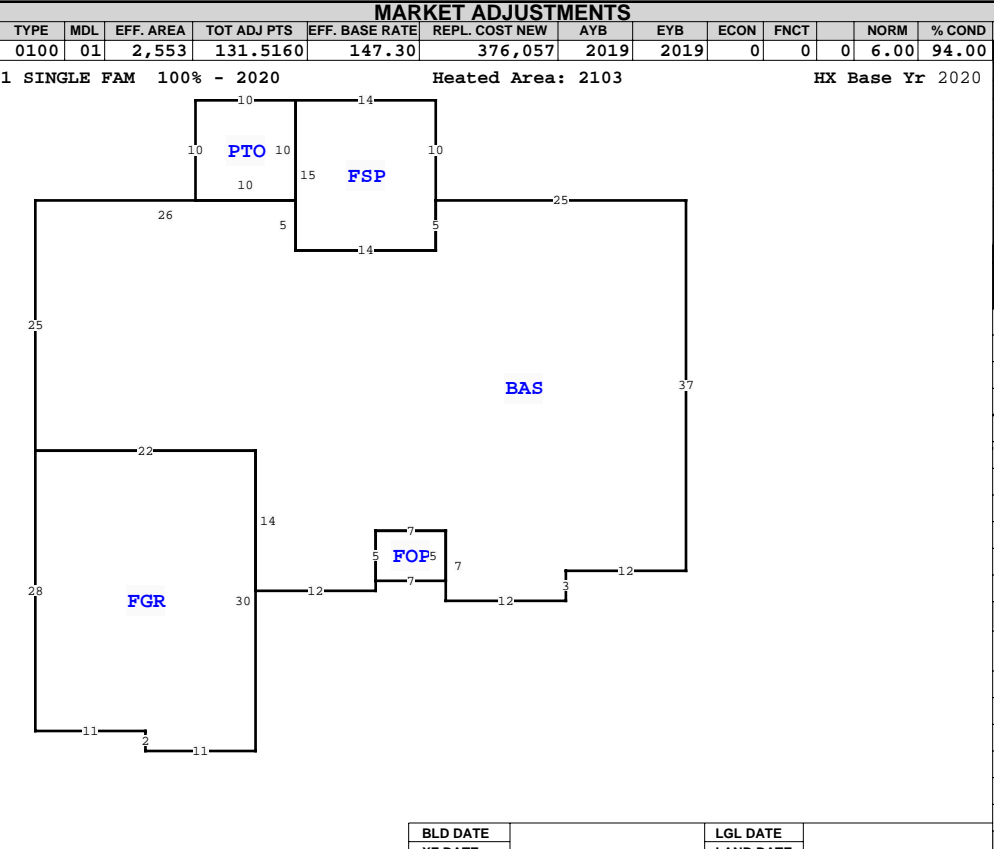
BEG NW COR OF NE1/4 OF SW1/4, E  
12.53 FT TO SW COR OF CREEKSIDE  
FT, S 662.38 FT, W 873.90 FT, N

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



**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	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						

**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 \$.

**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	0	768.00	UT	2.00				2.00	100	2019	2019	3	100	1,536	
2	0070	CARPORT UF	0	100	0	0	0	0	1.00	UT	0.00				0.00	100	2019	2019	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	0	0	1.00	UT	0.00				0.00	100	2019	2019	3	100	3,500	

**LAND DESCRIPTION**

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							