BEG SW COR OF NW1/4 OF SE1/4, E
176.82 FT, W 222.59 FT TO E R/W
R/W 180.72 FT, E 107.52 FT TO PO

MYRICK FAMILY TRUST DATED MAY 23, 2023
4905 34TH STREET SOUTH, STE 216
ST PETERSBURG, FL 33711

2027

12-4S-16-02941-000

BUILDING CHARACTERISTICS

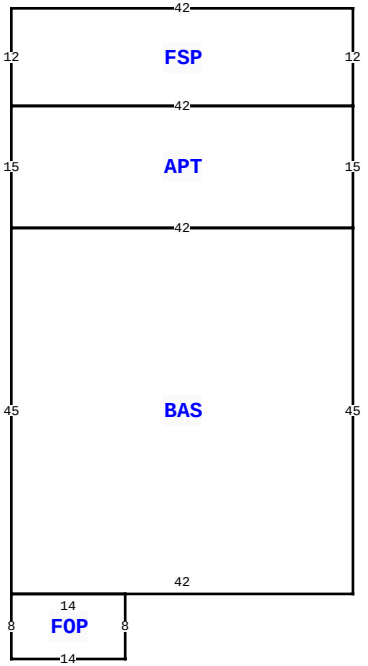
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	04	04 100
Quality	08	08
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
APT	630	100		630	36,835
BAS	1,890	100		1,890	110,505
FOP	112	30		34	1,988
FSP	504	40		202	11,810
TOTALS	3,136			2,756	161,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,756	168.1033	62.20	171,423	2017	2017	0	0	0	6.00	94.00

1 AIR HANGAR 0% - 2024 Heated Area: 2520 HX Base Yr



2283 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/03/2025 MLU
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	0	0	0	2,873.00	UT	2.00	2.00	100	2017	2017	3	100	5,746	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,138
TOTAL MARKET OB/XF VALUE	11,346
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	207,484
SOH/AGL Deduction	0
ASSESSED VALUE	207,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,484
TOTAL JUST VALUE	207,484
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35771	PLANE HNGR	878	09/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1397	5/26/2023	WD	Q	I	01	325,000
GRANTOR: SHANKS VICKI DUNCAN						
GRANTEE: MYRICK FAMILY TRUST						
1338/2055	6/12/2017	WD	Q	V	03	65,000
GRANTOR: ADAM D & JILL PALMER						
GRANTEE: LARRY6 L & VICKI DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N45 W42 S45 E42 $
APT=[ORIG=0,-45] N15 W42 S15 E42 $
FSP=[ORIG=0,-60] N12 W42 S12 E42 $
FOP=[ORIG=-42,0] S8 E14 N8 W14 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,346

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/01/2023 BY KS Total Acres: 0.79 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS