

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

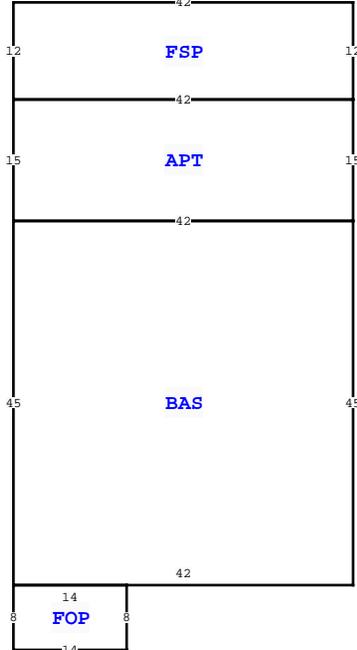
MYRICK FAMILY TRUST DATED MAY 23, 2023
4905 34TH STREET SOUTH, STE 216
ST PETERSBURG, FL 33711

2026

12-4S-16-02941-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	6.00	94.00		
1 AIR HANGAR 0% - 2024 Heated Area: 2520 HX Base Yr													



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

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	209,498			

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						

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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
2283 SW SISTERS WELCOME RD, LAKE CITY	

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 \$	
POP=[ORIG=-42,0] S8 E14 N8 W14 \$	

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