COMM AT THE INTERS OF SOUTH
LINE OF SW1/4 & EASTERLY R/W
OF I-75, RUN E 427.61 FT TO W

JORDAN THOMAS R/JORDAN JANICE
2470 SW SISTER WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02945-000

BUILDING CHARACTERISTICS

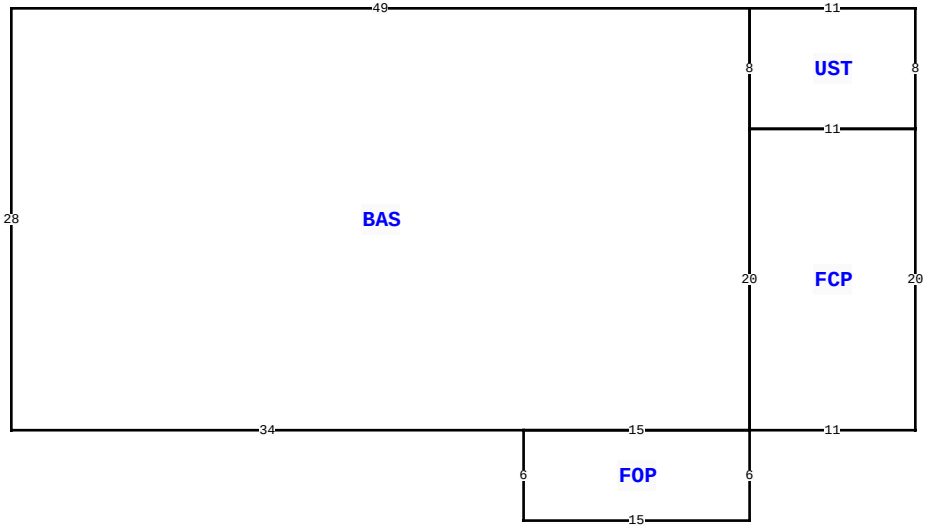
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	108,773
FCP	220	25		55	4,360
FOP	90	30		27	2,140
UST	88	45		40	3,171
TOTALS	1,770			1,494	118,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,494	108.9000	121.97	182,223	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1372 HX Base Yr



2470 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	100	18	20	360.00	UT	4.50	4.50	50	2009	2009	3	50	810	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,100	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,445
TOTAL MARKET OB/XF VALUE		8,810
TOTAL LAND VALUE - MARKET		11,360
TOTAL MARKET VALUE		138,615
SOH/AGL Deduction		53,383
ASSESSED VALUE		85,232
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,821
TOTAL JUST VALUE		138,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,615

SALE:1:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1183/0937	10/24/2009	QC	U	I	11	100
GRANTOR: HOLLY LANGSTON						
GRANTEE: THOMAS R & JANICE J						
1013/0451	2/23/2004	QC	Q	I	03	100
GRANTOR: RICKY & JANICE JORDAN						
GRANTEE: THOMAS R & JANICE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S28 E34 FOP= S6 E15N6 W15$ E15 FCP= E11 N20 W11 S20$
N20 UST= E11 N8 W11 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 8,810

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	0000	C	VAC RES	100		CI	0.00	0.00	1.42	AC		1.00	1.00	1.00	8,000.00	8,000.00	11,360							

REVIEW DATE 10/13/2023 BY JB Total Acres: 1.42 Total Land Value: 11,360 Market: 0 Agricultural: 0 Common: 11,360 PRINTED 06/22/2026 BY SYS