BEG AT NW COR OF LOT 28 CANNON CREEK AIRPARK S/D, RUN W TO A PT ON E R/W LINE OF SISTERS

KAUFFMAN ALLEN R/KAUFFMAN BARBARA A
2397 SW SISTER WELCOME RD
LAKE CITY, FL 32025

2027

12-4S-16-02945-002

BUILDING CHARACTERISTICS

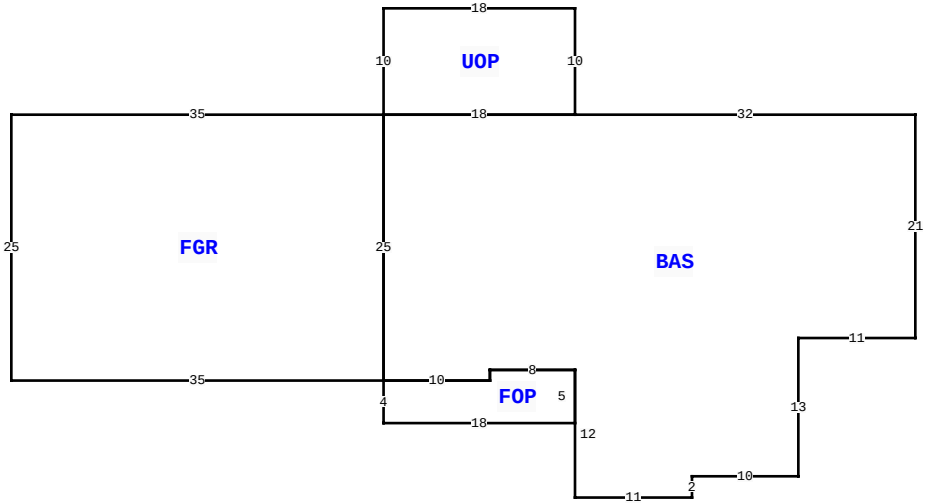
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,409	100		1,409	168,966
FGR	875	55		481	57,681
FOP	80	30		24	2,878
UOP	180	20		36	4,317
TOTALS	2,544			1,950	233,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	122.4916	134.74	262,743	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 1409 HX Base Yr 2015



2397 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	233,841
TOTAL MARKET OB/XF VALUE	5,830
TOTAL LAND VALUE - MARKET	37,640
TOTAL MARKET VALUE	277,311
SOH/AGL Deduction	83,995
ASSESSED VALUE	193,316
TOTAL EXEMPTION VALUE	HX HB SX WR 106,411
BASE TAXABLE VALUE	86,905
TOTAL JUST VALUE	277,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31442	SFR	699	09/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/2723	10/19/2018	WD	Q	V	03	5,000
GRANTOR: CANNON CREEK AIRPORT						
GRANTEE: ALLEN R & BARBARA A						
1255/0247	5/10/2013	WD	U	V	11	100
GRANTOR: RAYMOND R SESSIONS (S						
GRANTEE: ALLEN R & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N10 W18 S10 E18$ W18 FGR= W35 S25 E35 N25$ S25 FOP= S4 E18 N5 W8 S1 W10$ E10 N1 E8 S12 E11 N2 E10 N13 E11 N21$.

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	100	19	35	665.00	UT	2.00	2.00	100	2014	2014	3	100	1,330	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
3	0210	GARAGE U	0	100	22	25	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,830

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		00	0.00	0.00	0.12	AC		1.00	1.00	1.00	22,000.00	22,000.00	2,640							

REVIEW DATE 10/17/2023 BY JB Total Acres: 0.65 Total Land Value: 37,640 Market: 0 Agricultural: 0 Common: 37,640 PRINTED 11/17/2026 BY SYS