

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

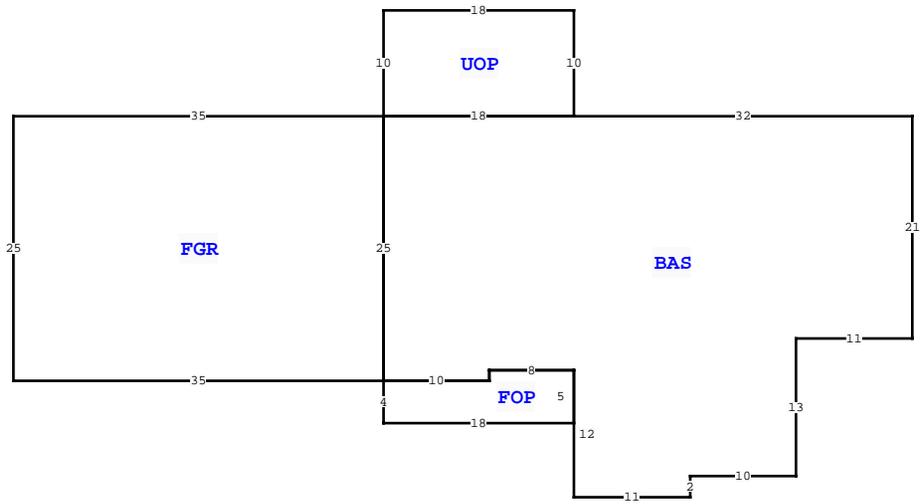
2026

12-4S-16-02945-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,409	100	
FGR	875	55	
FOP	80	30	
UOP	180	20	
TOTALS	2,544		

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	139.64	272,298	2014	2014	0	0	11.00	89.00
1 SINGLE FAM 100% - 2015 Heated Area: 1409 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		242,345	
TOTAL MARKET OB/XF VALUE		5,830	
TOTAL LAND VALUE - MARKET		37,640	
TOTAL MARKET VALUE		285,815	
SOH/AGL Deduction		98,130	
ASSESSED VALUE		187,685	
TOTAL EXEMPTION VALUE	HX HB SX WR	106,411	
BASE TAXABLE VALUE		81,274	
TOTAL JUST VALUE		285,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,238	

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						

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	19	35	UT	2.00	2.00	100	2014	2014	3	100	1,330	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2019	2019	3	100	500	
3	0210	GARAGE	U	0	100	22	25	0.00	0.00	100	2019	2019	3	100	4,000	
TOTALS															5,830	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
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\$.	

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	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							