LOT 5 341 ESTATES S/D EX RD R/W.
808-197, FJ 1174-2295, QC 1175-4

PEALY KENT
3191 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

13-4S-16-02952-105

BUILDING CHARACTERISTICS

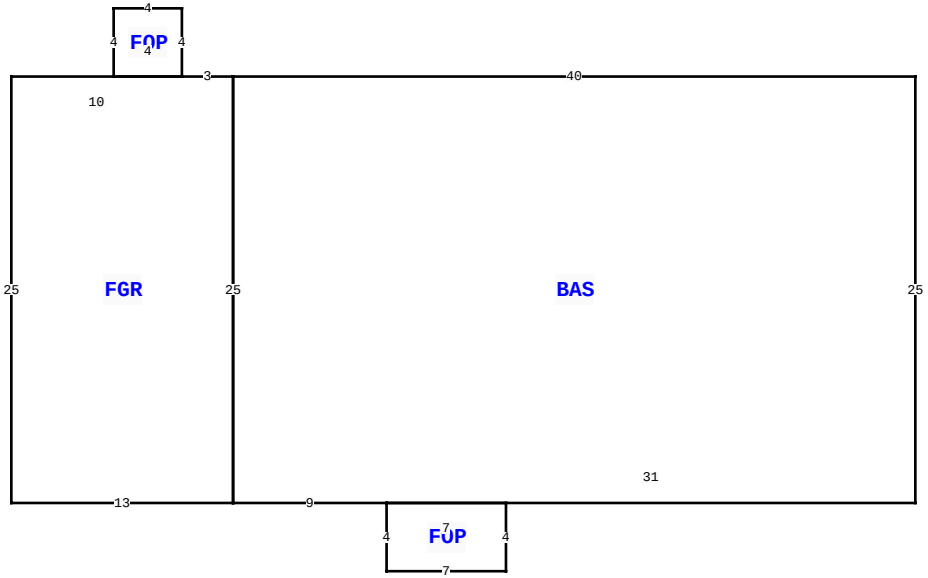
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	13416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	133,434
FGR	325	55		179	23,885
FOP	16	30		5	667
FOP	28	30		8	1,067
TOTALS	1,369			1,192	159,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	130.0500	148.26	176,726	1995	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1000 HX Base Yr 2023



3191 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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		159,053
TOTAL MARKET OB/XF VALUE		909
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		178,462
SOH/AGL Deduction		73,746
ASSESSED VALUE		104,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,305
TOTAL JUST VALUE		178,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047632	Remodel	3,811	07/10/2023
10074	SFR	180	08/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1477/183	10/11/2022	WD	Q	I	01	180,000
GRANTOR: RAUTH LAWRENCE G						
GRANTEE: PEALY KENT						
1461/216	2/28/2022	WD	Q	I	01	146,000
GRANTOR: PLATH MICHAEL W						
GRANTEE: RAUTH LAWRENCE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FGR= W3 FOP= N4 W4S4 E4$ W10 S25 E13 N25$ S25 E9FOP= S4 E7 N4 W7$ E31 N25$.

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	0	0	606.00	UT	1.50	1.50	100	1995	1995	3	100	909	

LAND DESCRIPTION

TOTAL OB/XF 909

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	204.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/13/2025 BY KS Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS