LOT 7 341 ESTATES S/D.

ORB 978-2795, WD 1037-640,

RIEGEL MITCHELL E
3103 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

13-4S-16-02952-107

BUILDING CHARACTERISTICS

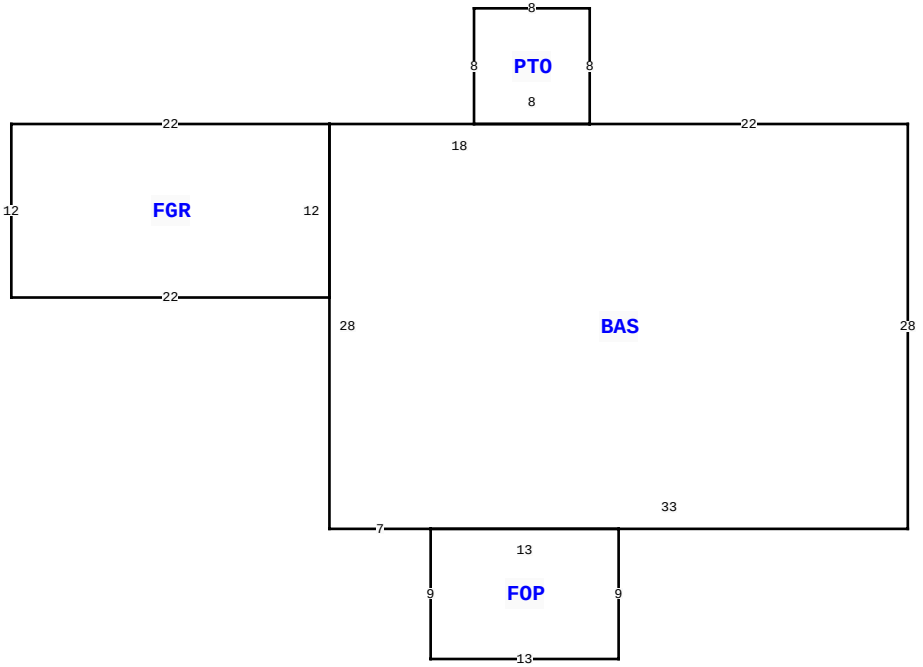
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,120	100		1,120	104,228
FGR	264	55		145	13,494
FOP	117	30		35	3,257
PTO	64	5		3	279
TOTALS	1,565			1,303	121,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	112.8000	124.08	161,676	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2017 Heated Area: 1120 HX Base Yr 2017



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

3103 SW SISTERS WELCOME RD, LAKE CITY

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	1,128.00	UT	2.00	2.00	100	2005	2005	3	100	2,256	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	121,257
TOTAL MARKET OB/XF VALUE	2,256
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	146,013
SOH/AGL Deduction	45,203
ASSESSED VALUE	100,810
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	49,399
TOTAL JUST VALUE	146,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052706	Roof Replacement	13,500	03/26/2025
22929	SFR	390	03/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/1118	2/10/2016	WD	Q	I	01	85,000
GRANTOR: DAVID & NICOLE ALBRIT						
GRANTEE: MITCHELL E RIEGEL						
1037/0640	1/31/2005	WD	Q	V		10,000
GRANTOR: DARBY ROGERS						
GRANTEE: ALBRITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 PTO= N8 W8 S8 E8$ W18 FGR= W22 S12 E22 N12$ S28 E7
FOP= S9 E13 N9 W13$ E 33 N 28$.

LAND DESCRIPTION

TOTAL OB/XF 2,256

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	273.00	80.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS