LOT 11 341 ESTATES S/D.
975-2614, WD 1008-442, DC 1022-2

RIZZO FORCH/RIZZO VINCENT
2895 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

13-4S-16-02952-111

BUILDING CHARACTERISTICS

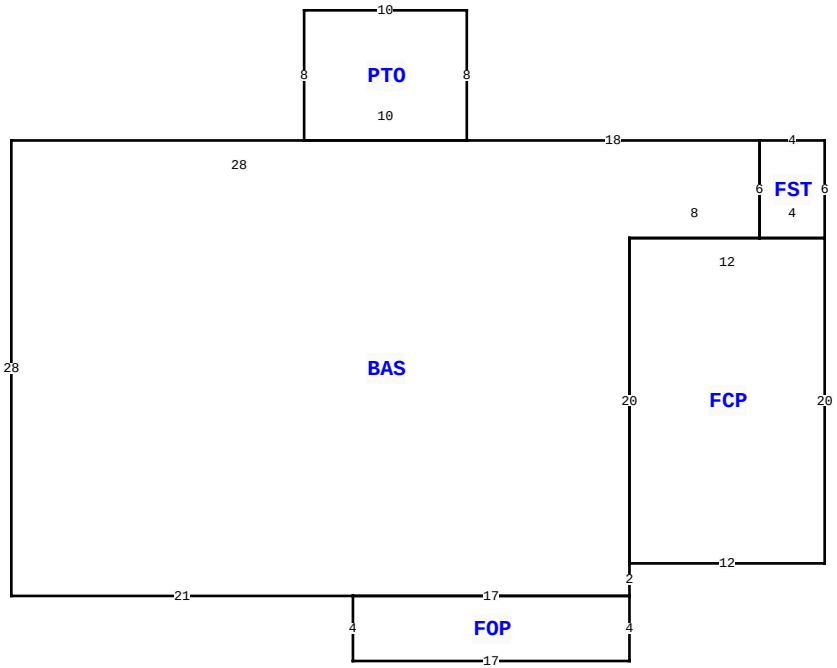
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,112	100		1,112	105,145
FCP	240	25		60	5,673
FOP	68	30		20	1,891
FST	24	55		13	1,229
PTO	80	5		4	378
TOTALS	1,524			1,209	114,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	118.5600	130.42	157,678	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2020 Heated Area: 1112 HX Base Yr 2020



2895 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	12	48	576.00	UT	2.00	2.00	100	2003	2003	3	100	1,152	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,317
TOTAL MARKET OB/XF VALUE	1,752
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	138,569
SOH/AGL Deduction	33,061
ASSESSED VALUE	105,508
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	54,097
TOTAL JUST VALUE	138,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30352	MAINT/ALTR	25	08/07/2012
20502	SFR	219	03/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1743	1/06/2020	WD	U	I	30	100
GRANTOR: FORCH RIZZO						
GRANTEE: FORCH RIZZO & VINCE						
1394/1896	8/26/2019	WD	U	I	30	100
GRANTOR: DIANA RIZZO						
GRANTEE: FORCH RIZZO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N8 W10 S8 E10$ W28 S28 E21 FOP= S4 E17 N4 W17$ E17 N2 FCP= E12 N20 W12 S20$ N20 E8 FST= E4 N6 W4 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,752

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 01/18/2025 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS