

LOT 12 341 ESTATES S/D.
ORB 975-2616, WD 1000-285,
WD 1022-381.

WATERS ANTHONY RUSSELL
P O BOX 7702
DAYTONA BEACH, FL 32116-7702

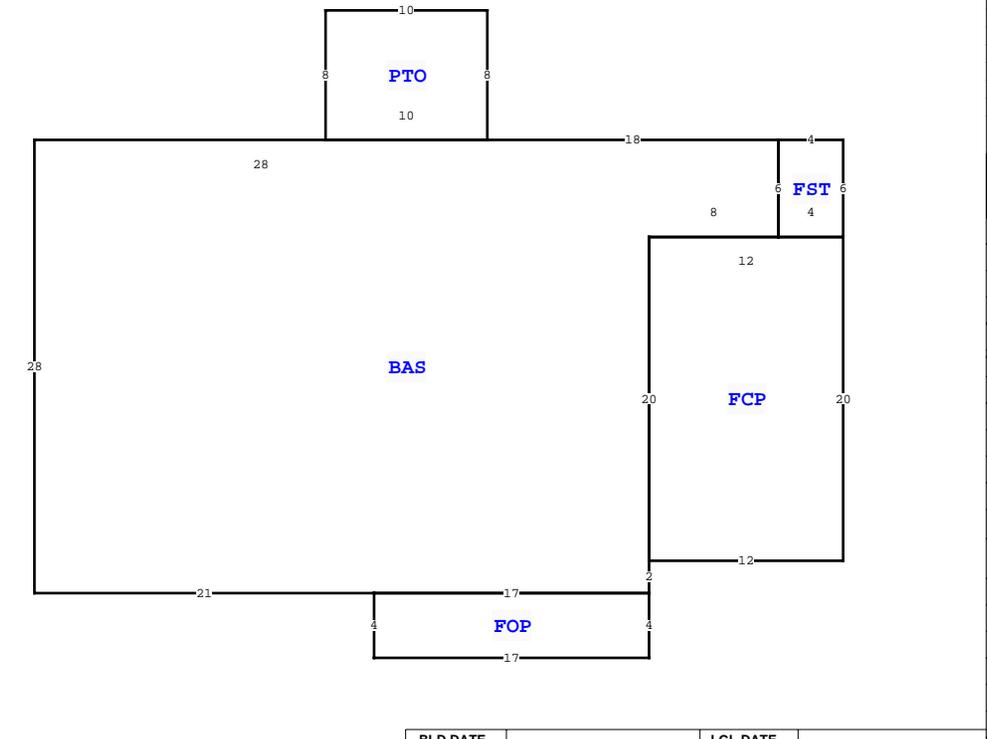
2026

13-4S-16-02952-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	120.8400	137.76	166,552	2003	2003	0	0	27.50	72.50	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		120,750	
TOTAL MARKET OB/XF VALUE		2,550	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		145,800	
SOH/AGL Deduction		49,957	
ASSESSED VALUE		95,843	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		44,432	
TOTAL JUST VALUE		145,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,724	



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	111,062
FCP	240	25		60	5,993
FOP	68	30		20	1,997
FST	24	55		13	1,298
PTO	80	5		4	399
TOTALS	1,524			1,209	120,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20503	SFR	219	03/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/0381	7/13/2004	WD	Q	I		85,000
GRANTOR: KAREN & GERALDO SANCH						
GRANTEE: ANTHONY RUSSELL WAT						
1000/0285	11/14/2003	WD	Q	I		79,000
GRANTOR: DARBY ROGERS COMPANY						
GRANTEE: KAREN SANCHEZ						

EXTRA FEATURES		2841 SW SISTERS WELCOME RD, LAKE CITY														
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	12	50			2.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0			1,800.00	75	2009	2009	3	75	1,350	

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

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 2,550																						
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	273.00	80.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							