COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT N 195.07 FT, E 476
CR-341, SW ALONG R/W 34.42 FT, W

PIERCE FREDERICK
3506 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

**2027**

**14-4S-16-02954-001**

## BUILDING CHARACTERISTICS

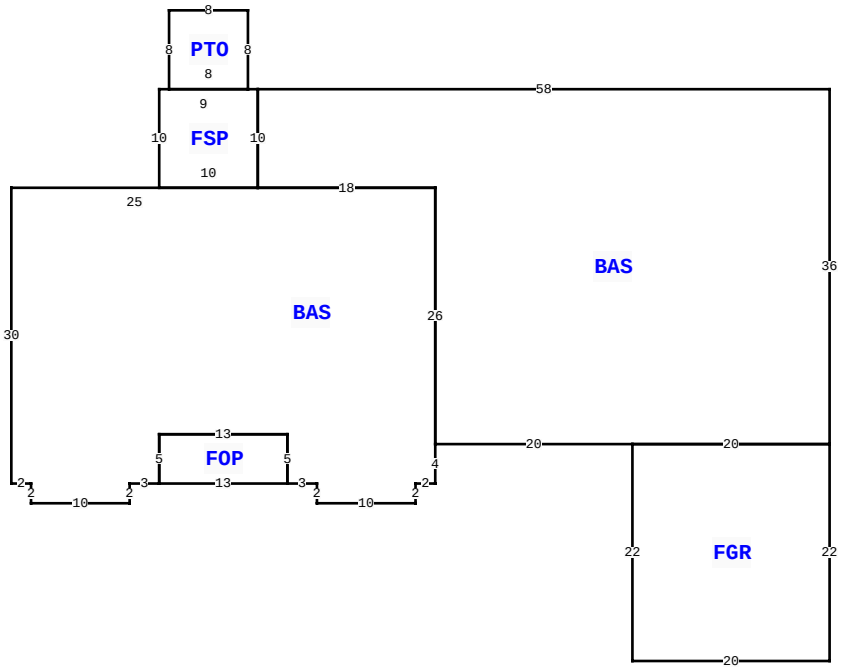
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 32 | HARDIE BRD 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 14316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,265 | 100 | | 1,265 | 102,865 |
| BAS | 1,620 | 100 | | 1,620 | 131,733 |
| FGR | 440 | 55 | | 242 | 19,678 |
| FOP | 65 | 30 | | 20 | 1,627 |
| FSP | 100 | 40 | | 40 | 3,253 |
| PTO | 64 | 5 | | 3 | 244 |
| TOTALS | 3,554 | | | 3,190 | 259,399 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,190 | 104.1200 | 114.53 | 365,351 | 1996 | 1996 | 0 | 0 | 0 | 29.00 | 71.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 2885 HX Base Yr 1997




3506 SW SISTERS WELCOME RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 259,399 |
| TOTAL MARKET OB/XF VALUE | 1,935 |
| TOTAL LAND VALUE - MARKET | 13,130 |
| TOTAL MARKET VALUE | 274,464 |
| SOH/AGL Deduction | 86,545 |
| ASSESSED VALUE | 187,919 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 136,508 |
| TOTAL JUST VALUE | 274,464 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 279,175 |

SALE:1:1: 1.01 AC PRCL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28786 | ADDN SFR | 434 | 08/12/2010 |
| 11577 | SFR | 220 | 08/27/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0826/1932 | 7/18/1996 | WD | Q | V | 03 | 0 |

GRANTOR: WILSON

GRANTEE: PIERCE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 FSP= N10 W1 PTO= N8 W8 S8 E8$ W9 S10 E10$ W25 S30 E2 S2 E10 N2E3 FOP= E13 N5 W13 S5$ N5 E13 S5 E3 S2 E10 N2 E2 N4 BAS= E20 FGR= S22 E20 N22 W20$ E20 N36 W58 S10 E18 S26$ N26$.

## 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 | 3 | 30 | 90.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 135 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 15 | 16 | 240.00 | UT | 7.50 | 7.50 | 100 | 1996 | 1996 | 3 | 100 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,935

| 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 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,130 | | | | | | | |

REVIEW DATE 11/05/2024 BY KS Total Acres: 1.01 Total Land Value: 13,130 Market: 0 Agricultural: 0 Common: 13,130 PRINTED 11/17/2026 BY SYS