

COMM SW COR OF SE1/4 OF SE1/4 RU  
NE 9.31 FT FOR POB, CONT NE 217.  
FT, SW 217.80 FT, NW 100 FT TO P

LEON JOSE  
3705 SISTERS WELCOME RD  
LAKE CITY, FL 32024

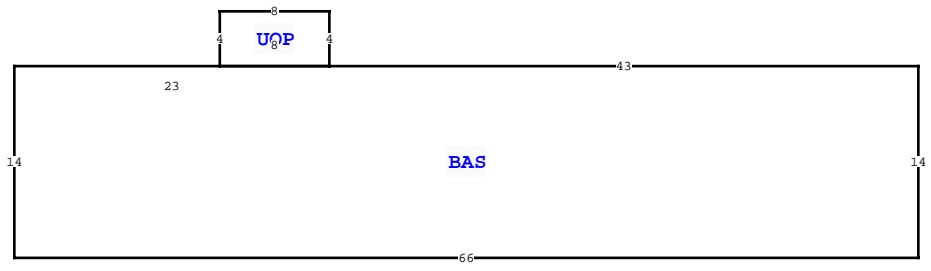
2026

14-4S-16-02960-007



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		06		
	NEIGHBORHOOD/LOC	14416.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,608
UOP	32	25		8	135
TOTALS	956			932	15,743

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	932	70.3890	42.23	39,358	1980	1980		0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	15,743			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	9,750			
TOTAL MARKET VALUE	32,493			
SOH/AGL Deduction	351			
ASSESSED VALUE	32,142			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	32,142			
TOTAL JUST VALUE	32,493			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	32,493			

SALE:2:1: \$.70 STAMPS  
XFOB:1:1: BONA ID#11511032 ON DEED ORB 777-1385  
SALE:1:1: REPO - GLENN BOUGHT FROM COLUMBIA SERVIC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1746	7/26/2018	WD	U	I	37	12,000
GRANTOR: JAMES H RIVERS						
GRANTEE: JOSE LEON						
1346/2760	10/26/2017	WD	U	I	11	100
GRANTOR: JANET S RIVERS						
GRANTEE: JANET S RIVERS & JA						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W43 UOP= N4 W8 S4 E8\$ W23 S14 E66 N14\$.

EXTRA FEATURES																
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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF										
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	0102	C	SFR/MH	0		A-1	218.00	100.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							