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

2027

14-4S-16-02960-007

BUILDING CHARACTERISTICS

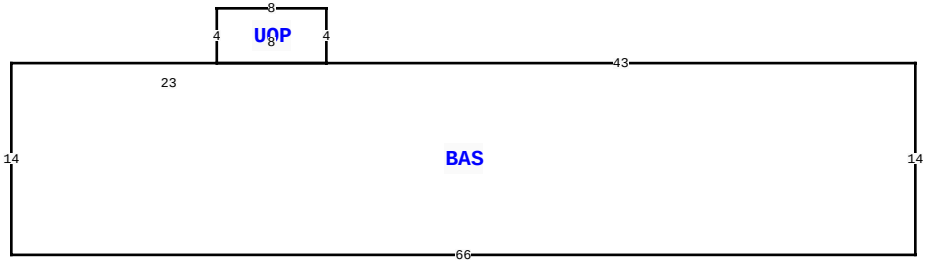
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 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	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



3705 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	0
ASSESSED VALUE	32,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,493
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$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 11/11/2024 BY KS Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/17/2026 BY SYS