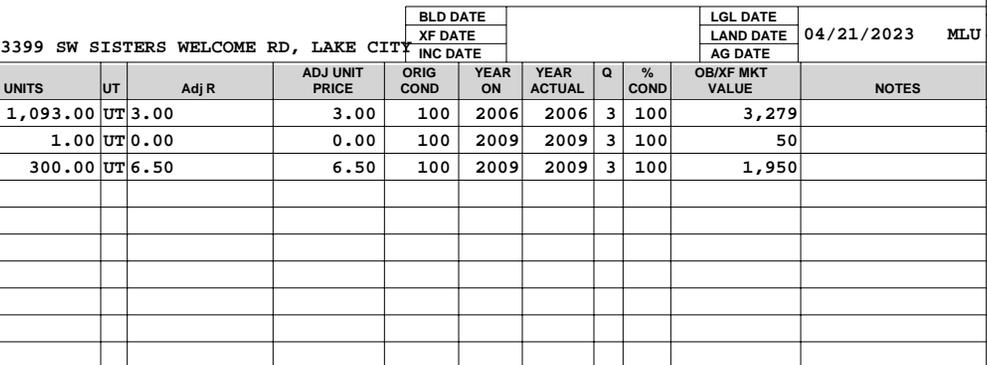


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,613	116.6220	130.62	210,690	2006	2010	0	0	15.00	85.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1340 HX Base Yr												



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	14416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	148,776
FGR	440	55		242	26,869
FOP	102	30		31	3,442
TOTALS	1,882			1,613	179,086

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	0166	CONC, PAVMT	0	0	0	0	1,093.00	UT	3.00	3.00	100	2006	2006	3	100	3,279	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

TOTAL OB/XF													
3399 SW SISTERS WELCOME RD, LAKE CITY													5,279

LAND DESCRIPTION																								
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	0		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF													
3399 SW SISTERS WELCOME RD, LAKE CITY													5,279

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		179,086	
TOTAL MARKET OB/XF VALUE		5,279	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		202,865	
SOH/AGL Deduction		0	
ASSESSED VALUE		202,865	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,865	
TOTAL JUST VALUE		202,865	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		204,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044288	Roof Replacement	10,260	04/27/2022
24657	SFR	448	06/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1400	5/23/2023	WD	Q	I	01	239,900

GRANTOR: NOTON THOMAS A
GRANTEE: THE FOREMAN-ELKINS
1363/0973 6/27/2018 WD Q I 01 135,000
GRANTOR: RYAN A & JENNIFFER R
GRANTEE: THOMAS A & USINA M

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W65 S4 FGR= S22 E20 N22 W20\$ E20 S24 FOP= S6 E17 N6 W17\$ E45 N28\$.												