LOT 2 341 ESTATES S/D.

978-2795, WD 1112-979, WD 1363-9

MCLEOD LEON/MCLEOD ROSALIE
3399 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

14-4S-16-02960-102

BUILDING CHARACTERISTICS

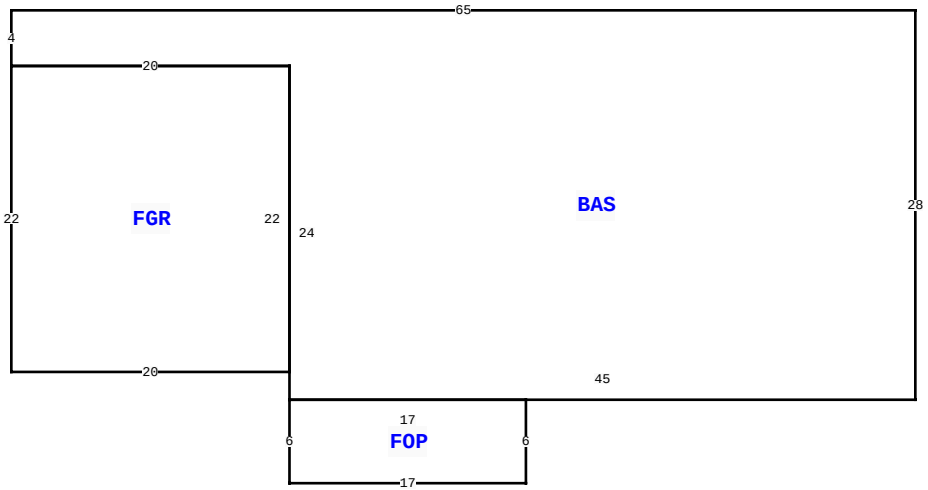
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	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	146,111
FGR	440	55		242	26,387
FOP	102	30		31	3,380
TOTALS	1,882			1,613	175,879

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	128.28	206,916	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2024 Heated Area: 1340 HX Base Yr



3399 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,879
TOTAL MARKET OB/XF VALUE	5,279
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	203,658
SOH/AGL Deduction	0
ASSESSED VALUE	203,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,658
TOTAL JUST VALUE	203,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,865

PB 1428-302 APPTS JOE MARKHAM AS PR FOR USINA NOTO

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
1573/2529	7/30/2026	LE	U	I	14	100
GRANTOR: MCLEOD LEON (ENH LIFE						
GRANTEE: MCLEOD TIMOTHY A (R						
1573/2526	7/30/2026	WD	Q	I	01	254,600
GRANTOR: THE FOREMAN-ELKINS FA						
GRANTEE: MCLEOD LEON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 5,279

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	0		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/15/2024 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS