LOT 3 341 ESTATES S/D.

868-1499, 893-2744, WD 1045-2016

CAMPBELL MELISSA/TOMIC KRUNO
3333 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

14-4S-16-02960-103

BUILDING CHARACTERISTICS

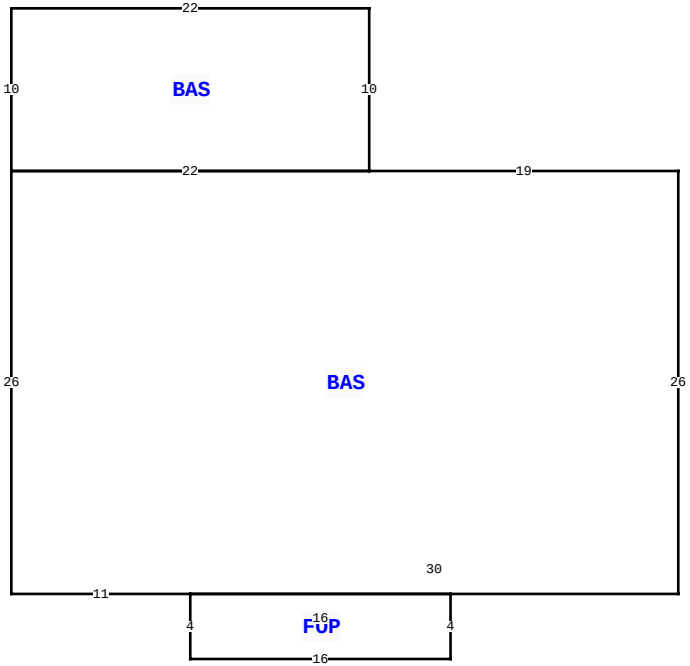
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	14416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	18,158
BAS	1,066	100		1,066	87,985
FOP	64	30		19	1,568
TOTALS	1,350			1,305	107,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	115.4400	126.98	165,709	1966	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1286 HX Base Yr 2024



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

3333 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,711
TOTAL MARKET OB/XF VALUE	3,143
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	133,354
SOH/AGL Deduction	0
ASSESSED VALUE	133,354
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	81,943
TOTAL JUST VALUE	133,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14754	RELOCATE	50	11/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/375	10/02/2023	WD	U	I	11	100
GRANTOR: CAMPBELL MELISSA						
GRANTEE: CAMPBELL MELISSA						
1500/374	10/02/2023	WD	U	I	30	46,000
GRANTOR: PINTADO SUSAN						
GRANTEE: CAMPBELL MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 BAS= N10 W22 S10 E22$ W22 S26 E11 FOP= S4 E16 N4 W16$ E30 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,080	
2	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	1999	1999	3	100	750	
3	0070	CARPORT UF	0	100	18	19	342.00	UT	3.00	3.00	50	1999	1999	3	50	513	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1999	1999	3	50	200	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,143

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	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