COMM SW COR OF SE1/4 OF SE1/4, R
FT FOR POB, CONT N 226.98 FT, SE
CONT SE 77.42 FT TO W R/W OF CR-

HENRIQUEZ EDWARD ANTHONY JR
3490 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

14-4S-16-02962-002

BUILDING CHARACTERISTICS

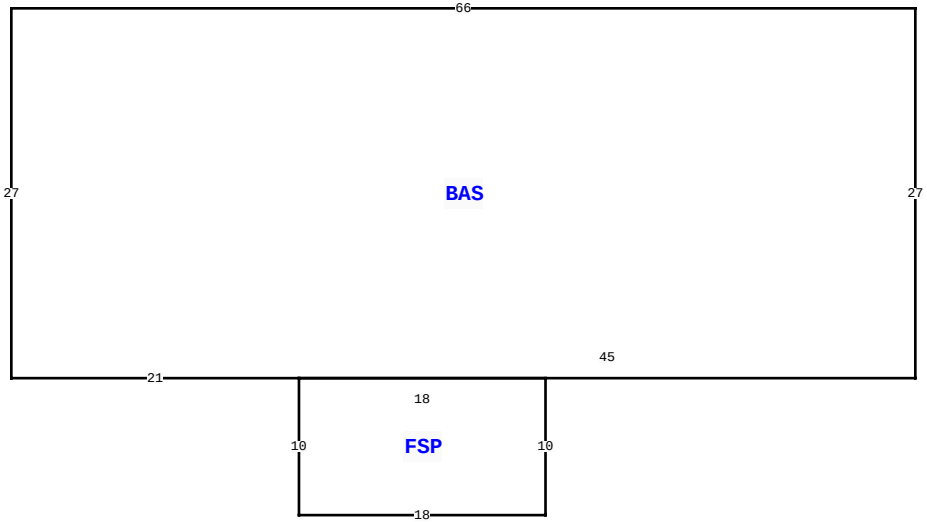
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,782	100		1,782	115,263
FSP	180	40		72	4,657
TOTALS	1,962			1,854	119,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,854	107.0000	99.51	184,492	1996	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2025 Heated Area: 1782 HX Base Yr 2025



3490 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	12	12	144.00	UT	7.00	7.00	100	2005	2005	3	100	1,008	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	80.00	UT	6.50	6.50	100	2009	2009	3	100	520	
5	0070	CARPORT UF	0	100	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,920
TOTAL MARKET OB/XF VALUE		10,408
TOTAL LAND VALUE - MARKET		18,275
TOTAL MARKET VALUE		148,603
SOH/AGL Deduction		43,124
ASSESSED VALUE		105,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,068
TOTAL JUST VALUE		148,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/295	2/05/2026	WD	Q	I	01	209,900
GRANTOR: MARTINEZ MARIO						
GRANTEE: HENRIQUEZ EDWARD AN						
1513/961	4/25/2024	WD	Q	I	01	105,000
GRANTOR: CONKLIN REGINA M						
GRANTEE: MARTINEZ MARIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E21 FSP= S10 E18 N10 W18$ E45 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,408

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	0200	C	MBL HM	100			0.00	0.00	2.15	AC		1.00	1.00	1.00	8,500.00	8,500.00	18,275							

REVIEW DATE 05/19/2026 BY TP Total Acres: 2.15 Total Land Value: 18,275 Market: 0 Agricultural: 0 Common: 18,275 PRINTED 11/17/2026 BY SYS