

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

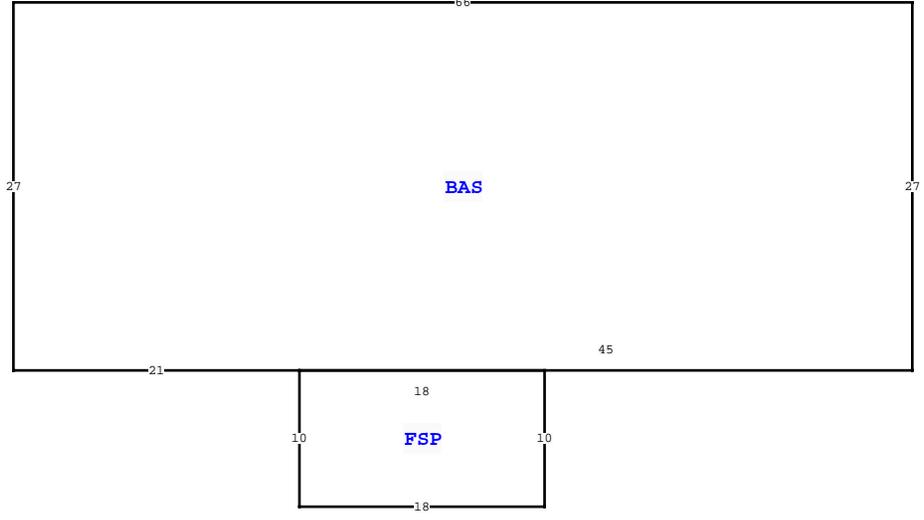
2026

14-4S-16-02962-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	08	SHT VINYL	30
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	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	1,782	100	
FSP	180	40	
TOTALS	1,962		
		1,854	74,632

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	1,854	89.2620	73.19	135,694	1996	1996	0	0	0	45.00	55.00
1 MANUF 1 100% - 2025 Heated Area: 1782 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			74,632
TOTAL MARKET OB/XF VALUE			10,408
TOTAL LAND VALUE - MARKET			18,275
TOTAL MARKET VALUE			103,315
SOH/AGL Deduction			0
ASSESSED VALUE			103,315
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,904
TOTAL JUST VALUE			103,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,315

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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

EXTRA FEATURES	
3490 SW SISTERS WELCOME RD, LAKE CITY	

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

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF													10,408									
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	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							