COMM SW COR OF SE1/4 OF SE1/4, R
TO C/L CR-341, NE ALONG R/W 1447
FT FOR POB, CONT W 687.31 FT, N

BROWN ALFREDA T/BROWN CARLOS
3416 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02964-000

BUILDING CHARACTERISTICS

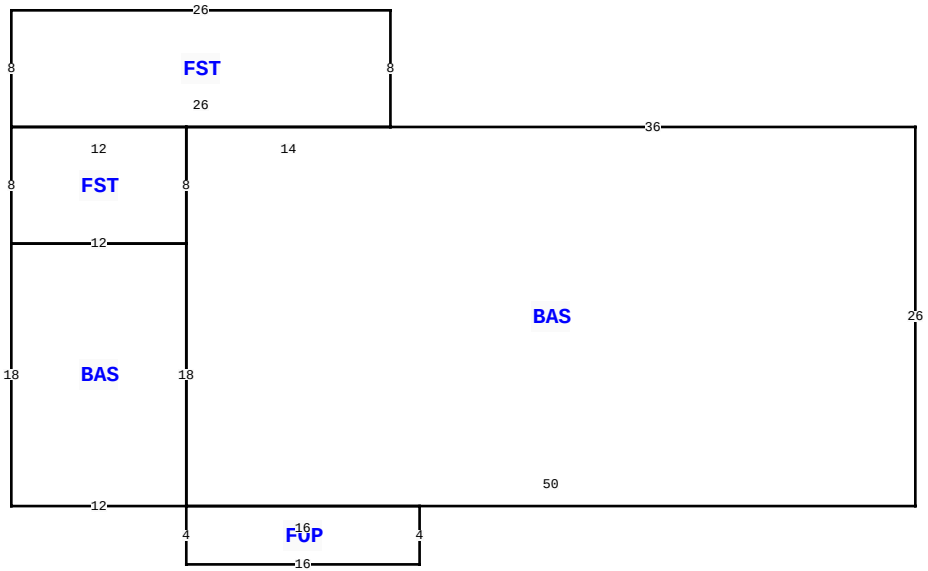
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	11,759
BAS	1,300	100		1,300	70,772
FOP	64	30		19	1,035
FST	96	55		53	2,886
FST	208	55		114	6,206
TOTALS	1,884			1,702	92,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,702	97.2160	108.88	185,314	1971	1971	0	0	15	35.00	50.00

1 SINGLE FAM 100% - 2007 Heated Area: 1516 HX Base Yr 2007



3416 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,657
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		110,357
SOH/AGL Deduction		43,664
ASSESSED VALUE		66,693
TOTAL EXEMPTION VALUE	HX HB WX	46,693
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		110,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046914	Remodel	4,000	04/06/2023
000045851	Roof Replacement	13,000	11/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0641	8/18/2010	WD	U	I	11	100
GRANTOR: ALFREDA BROWN (RESERV						
GRANTEE: CARLOS BROWN, LAVON						
1198/2239	6/30/2010	WD	U	I	11	100
GRANTOR: ALFREDA BROWN (A SING						
GRANTEE: ALFREDA BROWN ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FST= N8 W26 S8 E26$ W14 FST= W12 S8 E12 N8 $S8 BAS= W12 S18 E12 N18$ S18 FOP= S4 E16 N4 W16$ E50 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	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	1993	1993	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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		A-1	177.00	475.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 11/15/2024 BY KS Total Acres: 2.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 06/09/2026 BY SYS