

BEG NE COR OF SWL/4, RUN S 448.6 FT TO SE R/W SCL RR, NE 517.19 F TO POB. ALSO, BEG AT NE COR OF

PIPER AMBER LEE
4367 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

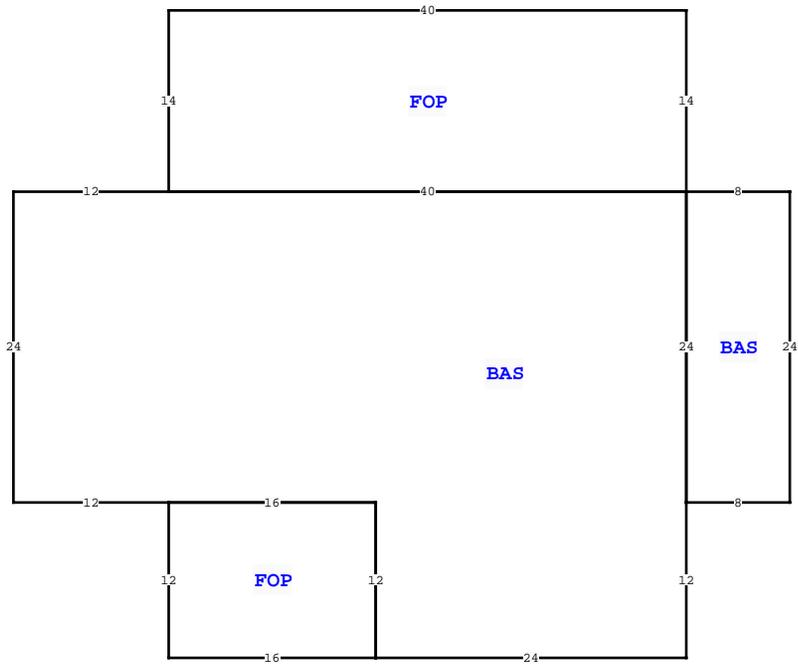
2026

23-4S-16-03100-002



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,991	82.5390	52.00	103,532	1979	1979	0	0	60.00	40.00		
3 MOBILE HME 0% - 2022 Heated Area: 1728 HX Base Yr													



Quality	03 03				
DOR CODE	0202 MOBILE HOME/M HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	23416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	3,994
BAS	1,536	100		1,536	31,949
FOP	192	35		67	1,394
FOP	560	35		196	4,077
TOTALS	2,480			1,991	41,413

EXTRA FEATURES				4367 SW SISTERS WELCOME RD, LAKE CITY				BLD DATE	LGL DATE	04/10/2025	MLU					
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

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	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	13	260.00	UT	5.00	5.00	50	1993	1993	3	50	650	
3	0252	LEAN-TO W/	0	0	14	280.00	UT	2.00	2.00	50	1993	1993	3	50	280	
4	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC, PAVMT	0	0	4	260.00	UT	2.50	2.50	100	2009	2009	3	100	650	
7	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0060	CARPORT F	0	0	11	165.00	UT	4.50	4.50	100	2009	2009	3	100	743	
9	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF 13,123																						
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	16,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.74	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,400							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				54,332	
TOTAL MARKET OB/XF VALUE				13,123	
TOTAL LAND VALUE - MARKET				43,400	
TOTAL MARKET VALUE				110,855	
SOH/AGL Deduction				9,437	
ASSESSED VALUE				101,418	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				101,418	
TOTAL JUST VALUE				110,855	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				108,264	
LAND:2:1: REFER TO NOTE SCRNN ABOUT 0.35 AC ADDED B					
BLDG:2:1: MH ENCLOSED					
SALE:1:1: 2.01 AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16700	M H	125	03/07/2000		
5920	ADDN SFR	8,000	04/13/1992		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/101	12/20/2021	QC	U	I	11	89,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: PIPER AMBER LEE						
1339/1885	6/09/2017	QC	U	I	11	100
GRANTOR: RESULTS REALTY OF N F						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S24 E12 FOP= S12 E16 N12 W16\$ E16 S12 E24 N12 BAS= E8 N24 W8 S24\$ N24 FOP= N14 W40 S14 E40\$ W40\$.	

