

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

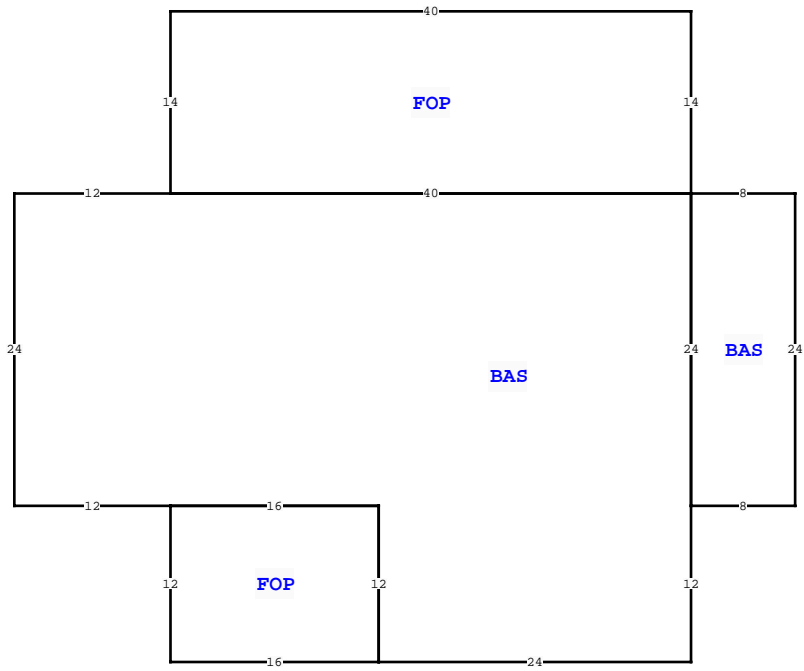
2026

23-4S-16-03100-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	
Quality	03	03	
DOR CODE	0202MOBILE HOME/M HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	1,536	100	
FOP	192	35	
FOP	560	35	
TOTALS	2,480		1,991 39,438

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	49.52	98,594	1979	1979	0	0	60.00	40.00		
3 MOBILE HME 0% - 2022 Heated Area: 1728 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			51,741
TOTAL MARKET OB/XF VALUE			13,123
TOTAL LAND VALUE - MARKET			43,400
TOTAL MARKET VALUE			108,264
SOH/AGL Deduction			6,846
ASSESSED VALUE			101,418
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,418
TOTAL JUST VALUE			108,264
NCON VALUE			0
INCOME VALUE			
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						

EXTRA FEATURES																	
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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	13	20	260.00	UT	5.00	5.00	50	1993	1993	3	50	650	
3	0252	LEAN-TO W/	0	0	14	20	280.00	UT	2.00	2.00	50	1993	1993	3	50	280	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC, PAVMT	0	0	4	65	260.00	UT	2.50	2.50	100	2009	2009	3	100	650	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0060	CARPORT F	0	0	11	15	165.00	UT	4.50	4.50	100	2009	2009	3	100	743	
9	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF													
13,123													

BUILDING NOTES													
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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\$.

LAND DESCRIPTION														TOTAL OB/XF										
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							

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LAKE CITY, FL 32024

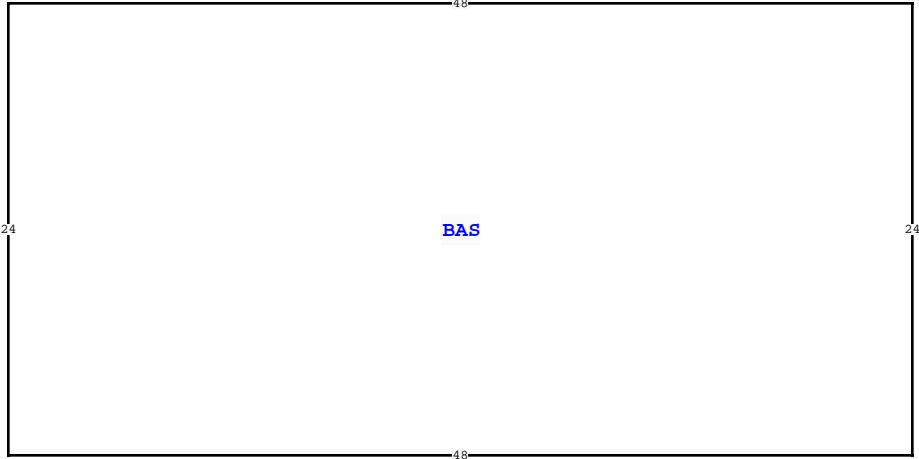
2026

23-4S-16-03100-002



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	02	WALL BOARD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
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
BAS	1,152	100	
TOTALS	1,152		1,152 12,303

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,152	59.3400	35.60	41,011	1989	1989	0	0	10	60.00	30.00
4 MOBILE HME 0% - 2022 Heated Area: 1152 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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BASE TAXABLE VALUE			101,418
TOTAL JUST VALUE			108,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: RESULTS REALTY OF N F						
GRANTEE: RESULTS REALTY OF N						

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S24 E48 N24\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	