BEG NE COR OF SW1/4, 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

2027

23-4S-16-03100-002

BUILDING CHARACTERISTICS

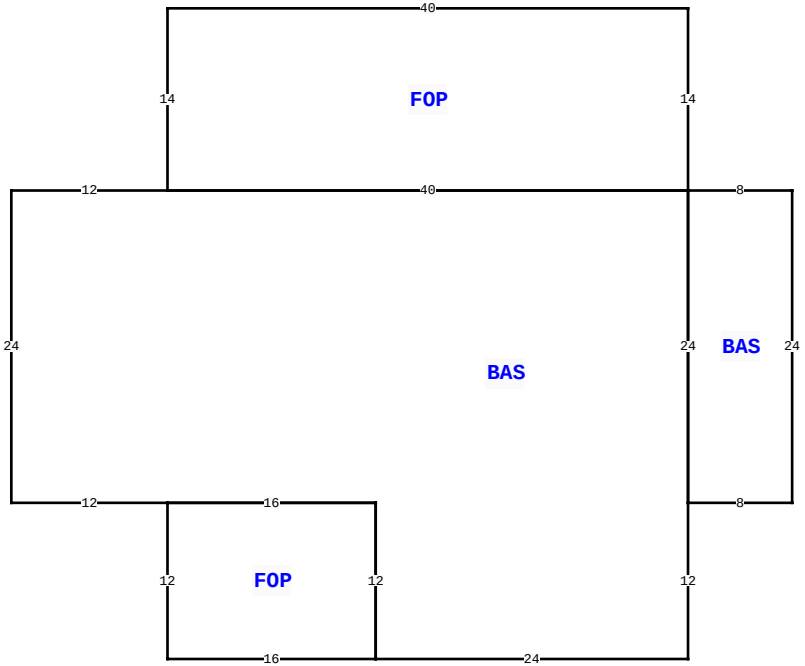
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	3,803
BAS	1,536	100		1,536	30,425
FOP	192	35		67	1,327
FOP	560	35		196	3,882
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	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 1728 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

4367 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

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	0
ASSESSED VALUE	108,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,264
TOTAL JUST VALUE	108,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,264

LAND:2:1: REFER TO NOTE SCRN 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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 13,123

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	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							

REVIEW DATE 02/26/2025 BY KS Total Acres: 4.34 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 11/17/2026 BY SYS

BEG NE COR OF SW1/4, RUN S 448.6 FT TO SE R/W SCL RR, NE 517.19 F TO POB. ALSO, BEG AT NE COR OF

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BUILDING CHARACTERISTICS

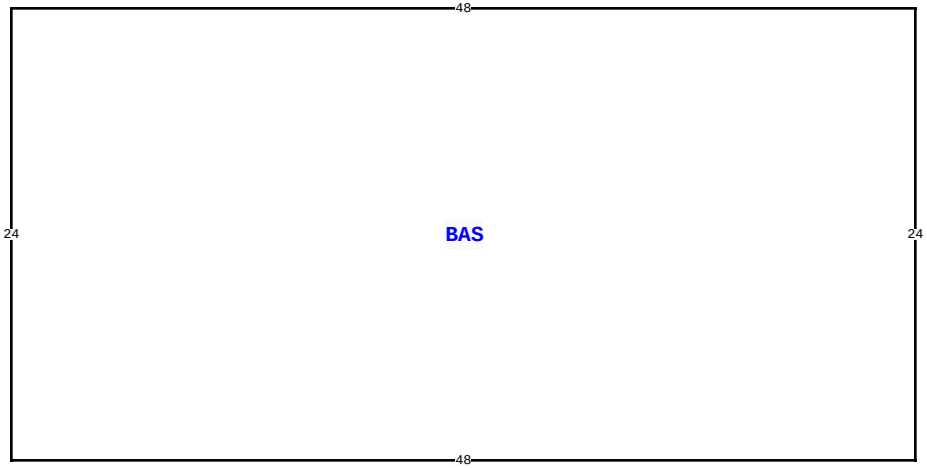
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	12,303
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



4367 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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ASSESSED VALUE	108,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,264
TOTAL JUST VALUE	108,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/26/2025 BY KS Total Acres: 4.34 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 11/17/2026 BY SYS