COMM NE COR OF SW1/4, RUN W 308.
NW'LY R/W CR-341 FOR POB, RUN SW
R/W, W 271.57 FT, N 178.44 FT, E

KNIGHT CHERYL ANN
4330 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2027

23-4S-16-03100-009

BUILDING CHARACTERISTICS

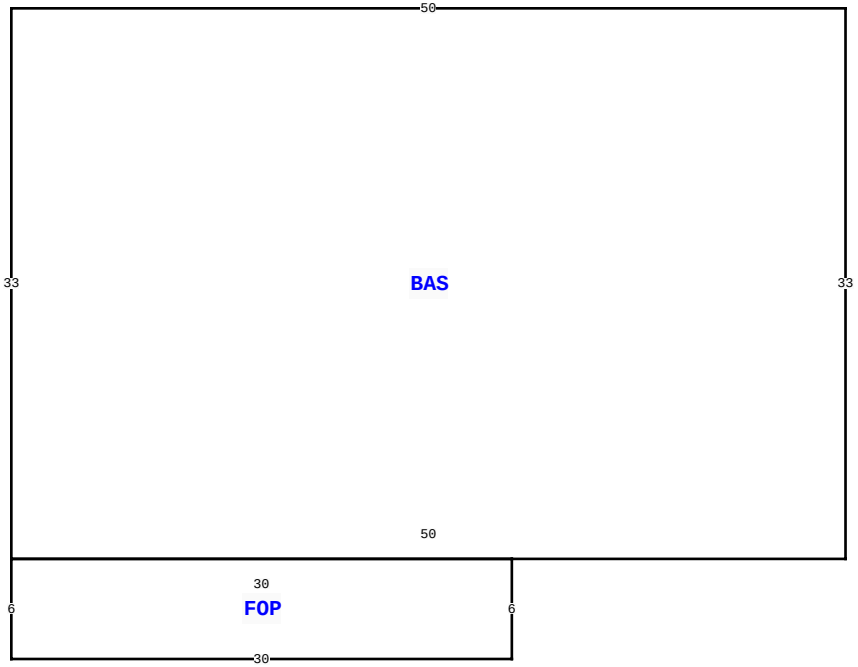
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,650	100		1,650	168,090
FOP	180	30		54	5,501
TOTALS	1,830			1,704	173,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	123.4800	135.83	231,454	1975	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1650 HX Base Yr 2024



4330 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	04/26/2023 MLU
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		173,590
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		11,305
TOTAL MARKET VALUE		195,895
SOH/AGL Deduction		0
ASSESSED VALUE		195,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,484
TOTAL JUST VALUE		195,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/1190	12/06/2023	WD	Q	I	01	235,000
GRANTOR: MOORE JAMES						
GRANTEE: KNIGHT CHERYL ANN						
1452/1	10/19/2021	QC	U	I	11	100
GRANTOR: ELLIS ROBERT B						
GRANTEE: KARDISH DAVID ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S33 FOP= S6 E30 N6 W30$ E50 N33$.

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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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		00	0.00	0.00	1.33	AC		1.00	1.00	1.00	8,500.00	8,500.00	11,305							

REVIEW DATE 02/26/2025 BY KS Total Acres: 1.33 Total Land Value: 11,305 Market: 0 Agricultural: 0 Common: 11,305 PRINTED 11/17/2026 BY SYS