

COMM NE COR OF SW1/4, RUN W 308.
NW 1/4 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

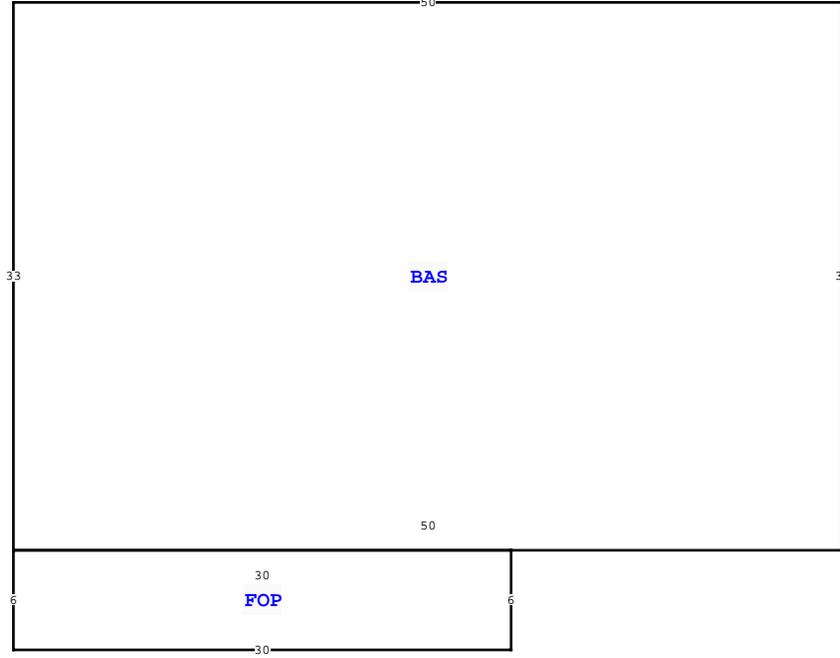
2026

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 Floor	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
Architectural	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
BAS	1,650	100
FOP	180	30
TOTALS	1,830	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2024									Heated Area: 1650	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		179,904		
TOTAL MARKET OB/XF VALUE		11,000		
TOTAL LAND VALUE - MARKET		11,305		
TOTAL MARKET VALUE		202,209		
SOH/AGL Deduction		0		
ASSESSED VALUE		202,209		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		150,798		
TOTAL JUST VALUE		202,209		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		201,998		

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						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	2,000	
2	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	600	

TOTAL OB/XF														11,000
4330 SW SISTERS WELCOME RD, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/26/2023 MLU														

BUILDING NOTES

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

LAND DESCRIPTION																								
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	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							