

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

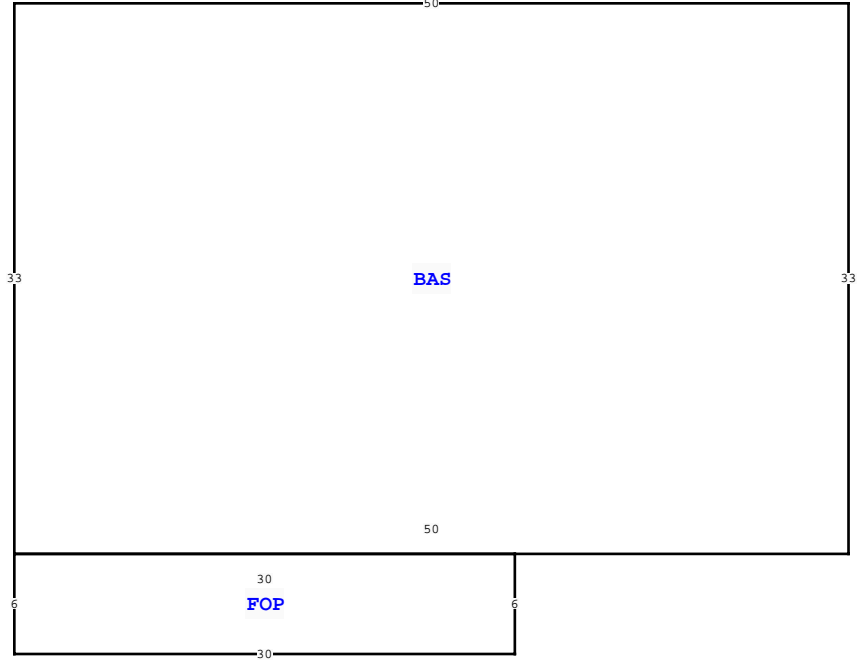
KNIGHT CHERYL ANN
4330 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

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
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
BAS	1,650	100
FOP	180	30
TOTALS	1,830	1,704
		176,747

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		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,747
TOTAL MARKET OB/XF VALUE		11,000
TOTAL LAND VALUE - MARKET		11,305
TOTAL MARKET VALUE		199,052
SOH/AGL Deduction		0
ASSESSED VALUE		199,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,641
TOTAL JUST VALUE		199,052
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	1.00	UT	0.00	100	2019	2019	3	100	2,000	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	600	
TOTALS													11,000			

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	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							