LOT 4 341 ESTATES S/D.

794-2111, WD 1316-2364, DC 1348-

MATHIS STEVE W/MATHIS MARTHA W
3283 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02960-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

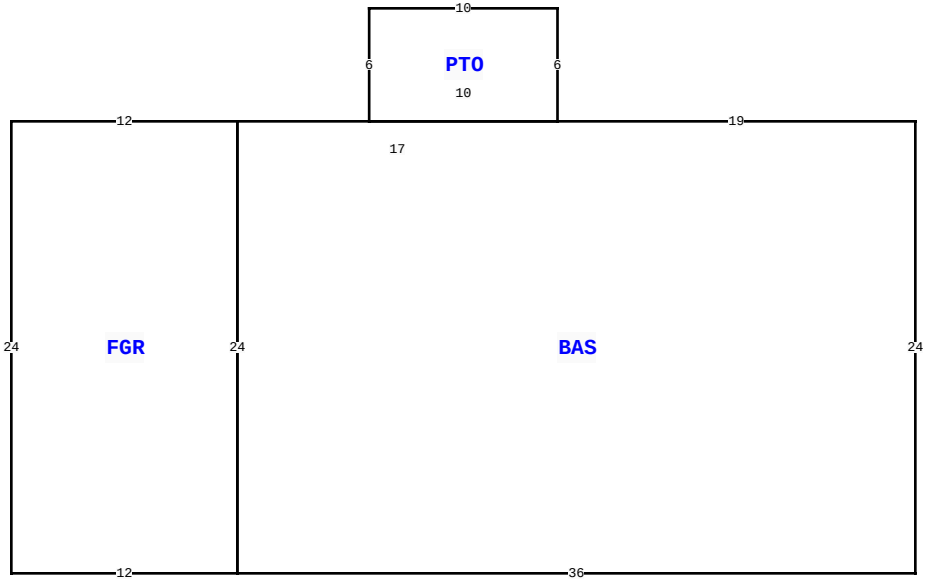
NEIGHBORHOOD/LOC 14416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	86,619
FGR	288	55		158	15,840
PTO	60	5		3	301
TOTALS	1,212			1,025	102,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,025	125.6320	143.22	146,800	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 864 HX Base Yr 2021



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/21/2023 MLU
AG DATE	

3283 SW SISTERS WELCOME RD, LAKE CITY

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	0166	CONC,PAVMT	0	100	0	0	652.00	UT	1.50	1.50	100	1995	1995	3	100	978	
2	0080	DECKING	0	100	6	10	60.00	UT	5.00	5.00	100	1995	1995	3	100	300	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	75	2009	2009	3	75	540	
4	0296	SHED METAL	0	100	8	12	96.00	UT	11.00	11.00	75	2009	2009	3	75	792	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,760
TOTAL MARKET OB/XF VALUE		5,110
TOTAL LAND VALUE - MARKET		20,350
TOTAL MARKET VALUE		128,220
SOH/AGL Deduction		30,951
ASSESSED VALUE		97,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,858
TOTAL JUST VALUE		128,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,862

SALE:1:1: LOT 4 341 ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2463	1/16/2020	WD	Q	I	01	84,900
GRANTOR: JAMES E & MARIA C ISA						
GRANTEE: STEVE W & MARTHA W						
1316/2364	6/07/2016	WD	Q	I	01	65,000
GRANTOR: CHARLES E CARVER JR						
GRANTEE: JAMES E & MARIA C I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 PTO= N6 W10 S6 E10$W17 FGR= W12 S24 E12 N24$ S24E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,110

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	460.00	80.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 11/15/2024 BY KS Total Acres: 0.84 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 04/29/2026 BY SYS