

LOT 19 BROTHERS WELCOME AIRPARK
743-201, 966-417, WD 1017-1197,

FOTI WILLIAM T/FOTI BETSY A
2193 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

12-4S-16-02935-021



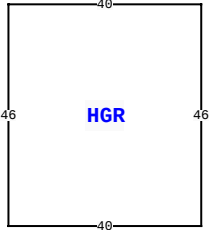
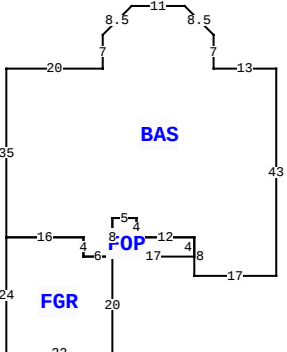
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,363	100		2,363	277,870
FGR	504	55		277	32,573
FOP	88	30		26	3,058
HGR	1,840	45		828	97,366
TOTALS	4,795			3,494	410,866

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	858.00	UT	2.50	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,494	131.2410	146.99	513,583	2005	2005	0	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2006				Heated Area: 2363				HX Base Yr 2006					
													
													
													

TOTAL OB/XF													
2,645													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		410,866	
TOTAL MARKET OB/XF VALUE		2,645	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		448,511	
SOH/AGL Deduction		140,554	
ASSESSED VALUE		307,957	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		257,235	
TOTAL JUST VALUE		448,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,647	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24051	PLANE HNGR	225	01/19/2006
22403	SFR	657	10/19/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/1367	3/16/2012	WD	U	I	14	100
GRANTOR: WILLIAM T & BETSY A F						
GRANTEE: FOTI FAMILY REVOCAB						
1017/1197	6/02/2004	WD	Q	V		44,000
GRANTOR: BOO CORPORATION						
GRANTEE: WILLIAM T & BETSY A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 N7 L6 U6 W11 D6 L6 S7 W20 S35 FGR= S24 E22 N20 W6 N4 W16\$ E16 S4 E6 FOP= E17 N4 W12 N4 W5 S8\$ N8 E5 S4 E12 S8 E17 N43\$ PTR= N30 HGR= N46 W40 S46 E40\$ S30\$.									