

LOT 5 341 ESTATES S/D EX RD R/W.
808-197, FJ 1174-2295, QC 1175-4

PEALY KENT
3191 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2023

13-4S-16-02952-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	13416.020 1.00/	

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,192

130.0500

124.85

148,821

1995

2015

0

0

0

7.00

93.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1000

HX Base Yr 2023

4

4

4

4

10

25

25

31

25

40

13

0

4

4

7

7

FOP

FGR

BAS

FOP

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023

MLU

3191 SW SISTERS WELCOME RD, LAKE CITY

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	116,111
FGR	325	55	179	20,784
FOP	16	30	5	580
FOP	28	30	8	929

TOTALS		1,369	1,192		138,404	
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0166	CONC, PAVMT	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

3191 SW SISTERS WELCOME RD, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/21/2023 MLU

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		138,404			
TOTAL MARKET OB/XF VALUE		909			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		157,813			
SOH/AGL Deduction		61,610			
ASSESSED VALUE		96,203			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		46,203			
TOTAL JUST VALUE		157,813			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10074	SFR	180	08/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/183	10/11/2022	WD	Q	I	01	180,000
GRANTOR: RAUTH LAWRENCE G						
GRANTEE: PEALY KENT						
1461/216	2/28/2022	WD	Q	I	01	146,000
GRANTOR: PLATH MICHAEL W						
GRANTEE: RAUTH LAWRENCE G						

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W40 FGR= W3 FOP= N4 W4S4 E4\$ W10 S25 E13 N25\$ S25 E9FOP= S4 E7 N4 W7\$ E31 N25\$.