NW1/4 OF SE1/4. EX 3.74 ACRES AS MAYO RD AS DESC IN ORB 1239-1119 FOR ADDT'L RD R/W DESC IN WD 154

ANDERSON BRENDA M LARSON
2463 SW MAYO RD
LAKE CITY, FL 32024

2026

01-4S-15-00316-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

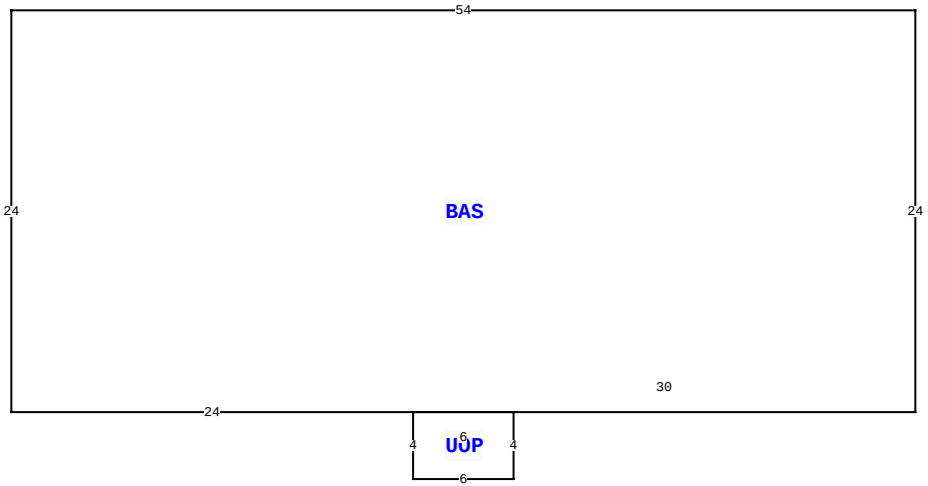
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	94,913
UOP	24	20		5	366
TOTALS	1,320			1,301	95,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	100.6000	112.67	146,584	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1296 HX Base Yr 2001



2463 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,280
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		318,780
TOTAL MARKET VALUE		115,468
SOH/AGL Deduction		54,026
ASSESSED VALUE		61,442
TOTAL EXEMPTION VALUE	HX HB	36,442
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		415,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28360	M H	560	01/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S24 E24 UOP= S4 E6N4 W6$ E30 N24$.

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	1.00	UT	0.00	0.00	100	1960	1960	3	100	150	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	8	31	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	34.42	AC		1.00	1.00	1.00	280.00	280.00	9,638							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.42	AC		1.00	1.00	1.00	9,000.00	9,000.00	309,780							

REVIEW DATE 08/10/2023 BY KS Total Acres: 35.42 Total Land Value: 18,638 Market: 309,780 Agricultural: 9,638 Common: 9,000 PRINTED 11/20/2025 BY SYS