LOT 2 MAY-FAIR S/D UNIT 2.
793-1952, 909-2287, LE 1206-1051

HOFFMAN JORDON/HOFFMAN HARLEIGH
364 SW PILOTS WAY
LAKE CITY, FL 32024

2025

02-4S-16-02911-202

BUILDING CHARACTERISTICS

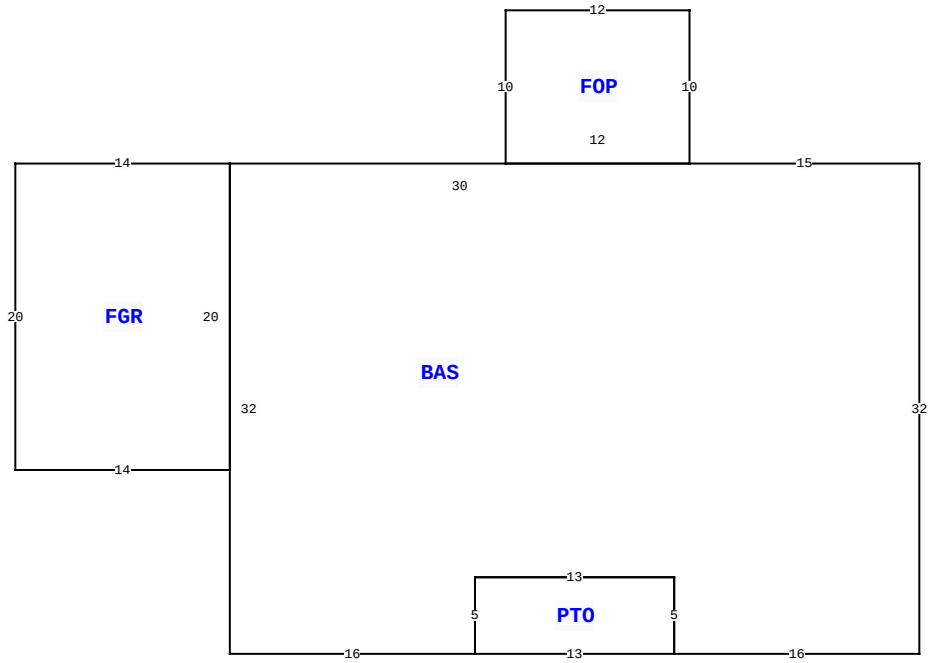
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	142,910
FGR	280	55		154	16,006
FOP	120	30		36	3,741
PTO	65	5		3	312
TOTALS	1,840			1,568	162,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	116.6220	130.62	204,812	1994	2005	0	0	0	20.43	79.57

1 SINGLE FAM 100% - 2023 Heated Area: 1375 HX Base Yr 2023



364 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		162,969
TOTAL MARKET OB/XF VALUE		2,382
TOTAL LAND VALUE - MARKET		36,225
TOTAL MARKET VALUE		201,576
SOH/AGL Deduction		16,285
ASSESSED VALUE		185,291
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,569
TOTAL JUST VALUE		201,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052402	Roof Replacement	13,031	02/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/1271	11/03/2020	WD	Q	I	01	160,000
GRANTOR: MATTHEW A TURNER						
GRANTEE: HOFFMAN JORDON						
1339/1509	6/12/2017	WD	Q	I	01	139,900
GRANTOR: EMILY S BENSON						
GRANTEE: MATTHEW A TURNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N10 W12 S10 E12$ W30 FGR= W14 S20 E14 N20$ S32 E16 PTO= E13 N5 W13 S5$N5 E13 S5 E16 N32$.

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	921.00	UT	1.50	1.50	100	0	0	3	100	1,382	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,382

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.04	35,000.00	36,225.00	36,225							

REVIEW DATE 08/25/2023 BY KS Total Acres: 0.74 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 08/08/2025 BY SYS