LOT 3 MAY-FAIR S/D UNIT 2.

ORB 804-1950, 919-1331,

ANDERSON JOSHUA A
312 SW PILOTS WAY
LAKE CITY, FL 32024

2026

02-4S-16-02911-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

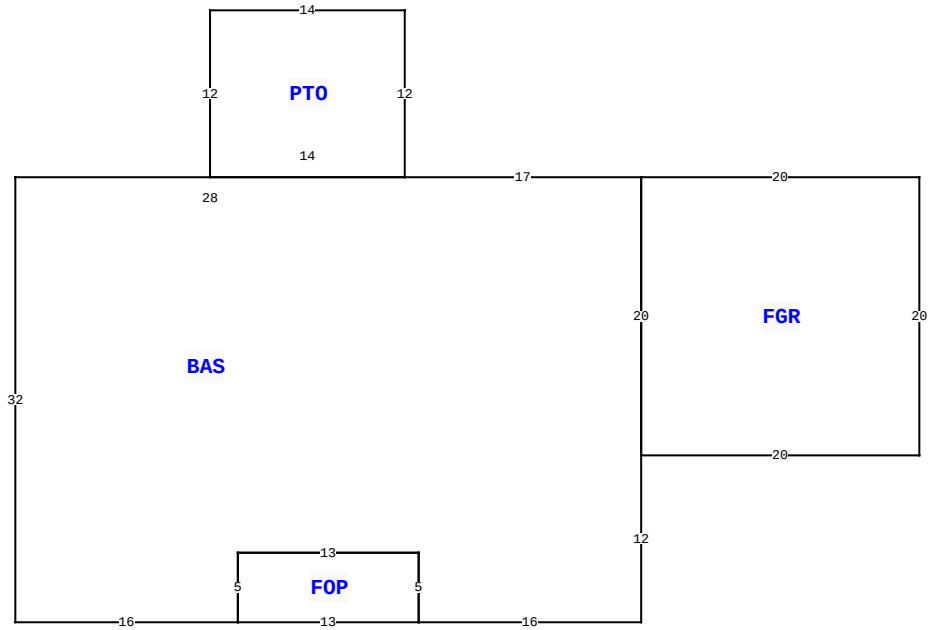
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	121,262
FGR	400	55		220	19,402
FOP	65	30		20	1,764
PTO	168	5		8	705
TOTALS	2,008			1,623	143,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,623	116.2260	130.17	211,266	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 0% - 0 Heated Area: 1375 HX Base Yr



382 SW PILOTS WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	143,133
TOTAL MARKET OB/XF VALUE	2,429
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	180,562
SOH/AGL Deduction	0
ASSESSED VALUE	180,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,562
TOTAL JUST VALUE	180,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9311	SFR	230	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1070/2548	10/21/2004	QC	Q	I	01	24,300
GRANTOR: KELLY PARK						
GRANTEE: JOSHUA A ANDERSON						
0919/1331	1/19/2001	WD	Q	I		84,000
GRANTOR: THEODORE & DEBORAH GO						
GRANTEE: JOSHUA A ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W14 S12 E14$ W28 S32 E16 FOP= E13 N5 W13 S5$ N5 E13 S5 E16 N12 FGR= E20 N20 W20 S20$ N20$.

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	0120	CLFENCE 4	0	0	0	0	259.00	UT	2.50	2.50	100	1995	1995	3	100	648	
2	0166	CONC,PAVMT	0	0	0	0	1,187.00	UT	1.50	1.50	100	1995	1995	3	100	1,781	

LAND DESCRIPTION

TOTAL OB/XF 2,429

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/01/2025 BY SYS