LOT 4 MAY-FAIR S/D UNIT 2.
801-2435, 870-1620, 880-2147 THR

GEIDE DAVID AND CHRISTINA REVOCABLE LIVING TRUST D
27013 SHANNAHAN RD
RAMROD KEY, FL 33042

2026

02-4S-16-02911-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

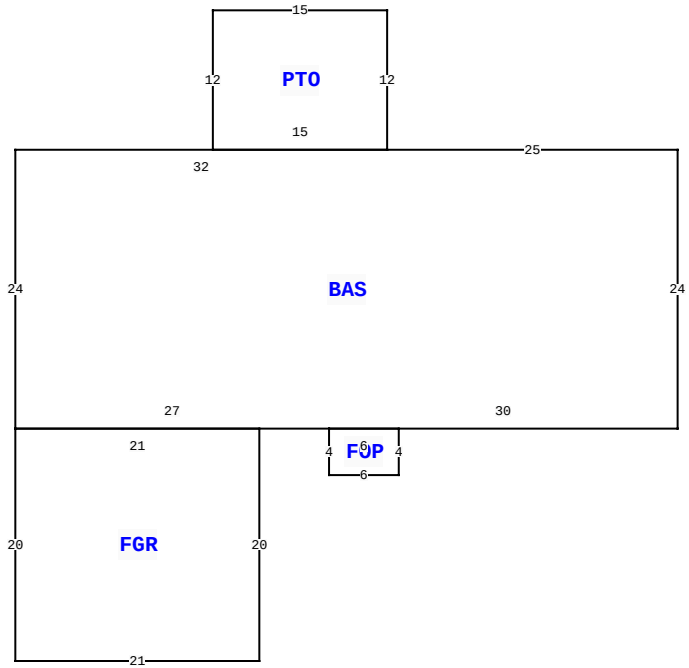
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
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	1,368	100		1,368	126,993
FGR	420	55		231	21,444
FOP	24	30		7	650
PTO	180	5		9	836
TOTALS	1,992			1,615	149,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	120.9978	135.52	218,865	1995	1995	0	0	0	31.50	68.50

1 SINGLE FAM 0% - 2023 Heated Area: 1368 HX Base Yr



408 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	149,923
TOTAL MARKET OB/XF VALUE	2,056
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	186,979
SOH/AGL Deduction	0
ASSESSED VALUE	186,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,979
TOTAL JUST VALUE	186,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044850	Roof Replacement	11,222	06/30/2022
8963	SFR	40,000	10/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1489	4/24/2024	QC	U	I	11	100
GRANTOR: GEIDE CHRISTINA M						
GRANTEE: GEIDE DAVID AND CHR						
1474/1792	8/31/2022	WD	U	I	30	180,000
GRANTOR: GEID CHRISTINA M						
GRANTEE: GEIDE CHRISTINA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 PTO= N12 W15 S12 E15$ W32 S24 FGR= S20 E21 N20W21$ E27 FOP= S4 E6 N4 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	0	0	0	937.00	UT	1.50	1.50	100	1995	1995	3	100	1,406	
2	0120	CLFENCE 4	0	0	0	0	100.00	UT	6.50	6.50	100	2009	2009	3	100	650	

LAND DESCRIPTION

TOTAL OB/XF 2,056

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 11/18/2025 BY SYS