

LOT 6 MAY-FAIR S/D UNIT 2.
789-1375, 802-2155, WD 1087-1624

KNIGHT JAMES BRADLEY/KNIGHT COURTNEY CHEYENNE
434 SW PILOTS WAY
LAKE CITY, FL 32024

2026

02-4S-16-02911-206



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 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
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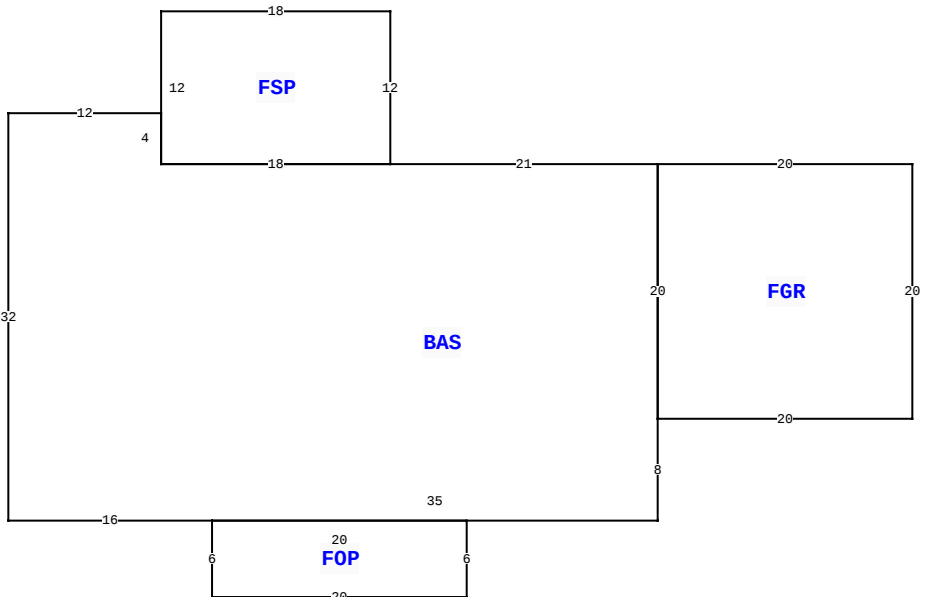
NEIGHBORHOOD/LOC	11416.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	131,371
FGR	400	55		220	19,581
FOP	120	30		36	3,204
FSP	216	40		86	7,654

TOTALS	2,212			1,818	161,810
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	2,505.00	UT	1.50
2	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00
3	0264	PRCH, FSP	0	100	20	41	820.00	UT	4.00
4	0060	CARPORT F	0	100	12	20	240.00	UT	4.50
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,818	119.2000	133.50	242,703	1994	1994	0	0	0	33.33	66.67
1 SINGLE FAM 100% - 2022 Heated Area: 1476 HX Base Yr 2022												
												
434 SW PILOTS WAY, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2025 MLU												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		161,810	
TOTAL MARKET OB/XF VALUE		25,342	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		229,152	
SOH/AGL Deduction		26,348	
ASSESSED VALUE		202,804	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		152,082	
TOTAL JUST VALUE		229,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,073	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051251	Generator	0	10/25/2024
000044542	Roof Replacement	11,885	05/26/2022
000044483	Solar Power Syste	46,534	05/19/2022
14627	POOL	145	10/16/1998
8026	SFR	43,000	01/31/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/1702	11/12/2021	WD	U	I	12	210,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KNIGHT JAMES BRADLE						
1446/2233	9/08/2021	CT	U	I	18	161,000
GRANTOR: COMBS FOREST B						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 FSP= N12 W18 S12 E18\$ W18 N4 W12 S32 E16 FOP= S6 E20 N6 W20\$ E35 N8 FGR= E20 N20 W20 S20\$ N20\$.									