

LOT 9 MAY-FAIR S/D UNIT 2.
784-2253, 983-895, QC 1103-1688,

YANCEY TERESA D/YANCEY SCOTT T
381 SW PILOTS WAY
LAKE CITY, FL 32024

2026

02-4S-16-02911-209



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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	1,586	100		1,586	136,202
FGR	420	55		231	19,838
FOP	48	30		14	1,202
FSP	180	40		72	6,183
FSP	270	40		108	9,275
TOTALS	2,504			2,011	172,700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,011	113.6800	127.32	256,041	1994	1994	0	0	0	32.55 67.45
1 SINGLE FAM 100% - 2020 Heated Area: 1586 HX Base Yr 2020											
The floor plan diagram illustrates the layout of a single-family home. It includes a large basement area (BAS) on the left, a front yard (FGR) at the bottom left, and a front porch (FOP) at the bottom right. Two front side porches (FSP) are located on the right side of the plan. Dimensions are provided for various sections: the top FSP is 15x12; the middle FSP is 15x9; the bottom FSP is 8x6; the FGR is 21x20; and the BAS is 36x22. Other dimensions include 12, 9, 30, 27, 32, 21, 20, 12, 4, 8, and 2.											
BLD DATE						LGL DATE			04/03/2025		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1993
2	0294	SHED WOOD/	0 100	10	16	1.00	UT	0.00	0.00	100	0
3	0120	CLFENCE 4	0 100	0	0	969.00	UT	4.50	4.50	75	0
4	0166	CONC, PAVMT	0 100	0	0	1,535.00	UT	1.50	1.50	100	2009
5	0282	POOL ENCL	0 100	21	46	966.00	UT	15.00	15.00	100	2009
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
TOTAL OB/XF 26,605											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00
Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,700	
TOTAL MARKET OB/XF VALUE		26,605	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		234,305	
SOH/AGL Deduction		62,318	
ASSESSED VALUE		171,987	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		121,265	
TOTAL JUST VALUE		234,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,993	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31126	MAINT/ALTR	50	06/11/2013
8080	POOL	11,600	02/18/1994
7849	SFR	47,000	12/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/1962	4/15/2019	WD	Q	I	01	163,000
GRANTOR: JULE REITER, MARY ST						
GRANTEE: TERESA D & SCOTT T						
1331/0468	2/09/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CATHE						
GRANTEE: JULE REITER, MARY S						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S36 FGR= S20 E21 N20 W21\$ E32 FOP= S4 E8 N6 W8S2\$ N2 E8 S2 E12 N27 FSP= N9 W15 FSP= N12 W15 S12 E15\$ W15S9 E30\$ W30 N9\$.											