

LOT 10 MAY-FAIR S/D UNIT 2.
794-835, WD 1045-1611, QC 1050-1

PHLC HOLDINGS LLC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

02-4S-16-02911-210



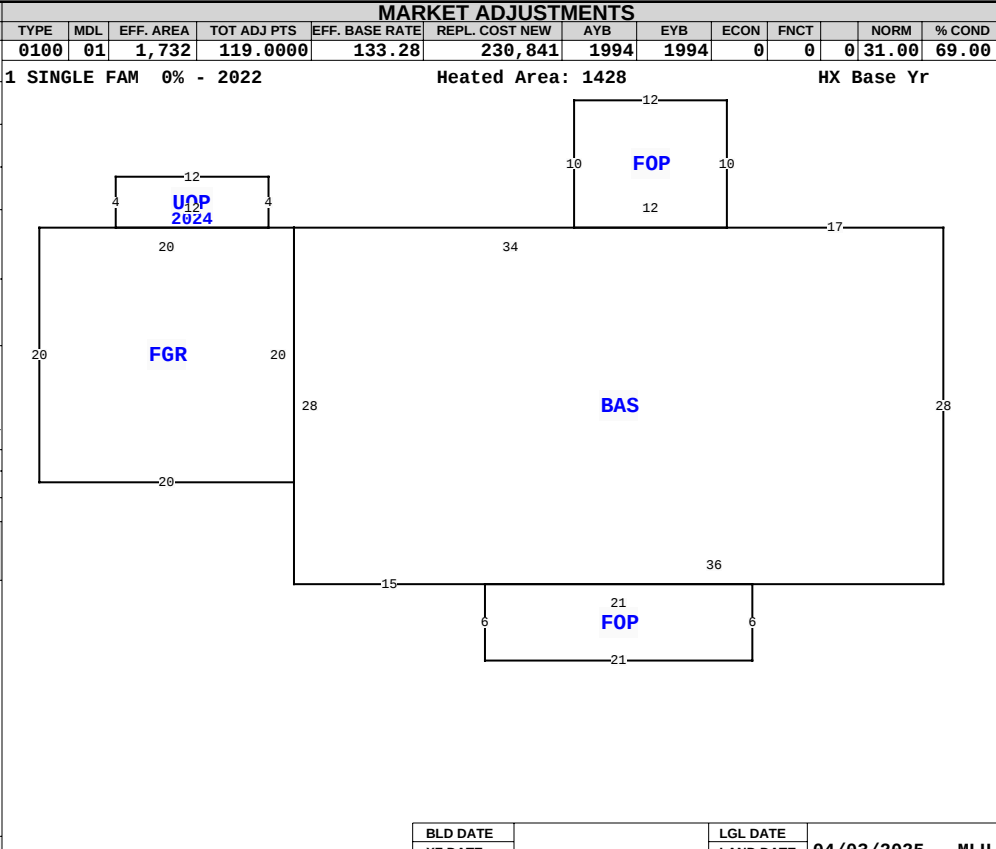
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	1,428	100		1,428	131,324
FGR	400	55		220	20,232
FOP	120	30		36	3,311
FOP	126	30		38	3,495
UOP	48	20	2024	10	920
TOTALS	2,122			1,732	159,280

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1,129.00	UT	2.00	2.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	



353 SW PILOTS WAY, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	159,280		
TOTAL MARKET OB/XF VALUE	2,658		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	196,938		
SOH/AGL Deduction	0		
ASSESSED VALUE	196,938		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	196,938		
TOTAL JUST VALUE	196,938		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	199,247		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32208	MAINT/ALTR	35	08/14/2014
8215	SFR	42,000	04/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1455/1420	12/22/2021	WD	Q	I	01
					221,400
GRANTOR: WOODS REBA K					
GRANTEE: PHLC HOLDINGS LLC					
1202/0508	9/12/2010	WD	U	I	12
					98,000
GRANTOR: US BANK NATIONAL ASSO					
GRANTEE: CARL A & REBA K WOO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W17 W34 S28 E15 E36 N28 \$											
FGR=[ORIG=-51,0] W20 S20 E20 N20 \$											
FOP=[ORIG=-36,28] S6 E21 N6 W21 \$											
FOP=[ORIG=-17,0] N10 W12 S10 E12 \$											
UOP=[YR=2024;ORIG=-65,-4] E12 S4 W12 N4 \$											