LOT 11 MAY-FAIR S/D UNIT 2.
ORB 798-1381,

SINGLETON JULIAN N/SINGLETON SARA M
323 SW PILOTS WAY
LAKE CITY, FL 32024

2026

02-4S-16-02911-211

BUILDING CHARACTERISTICS

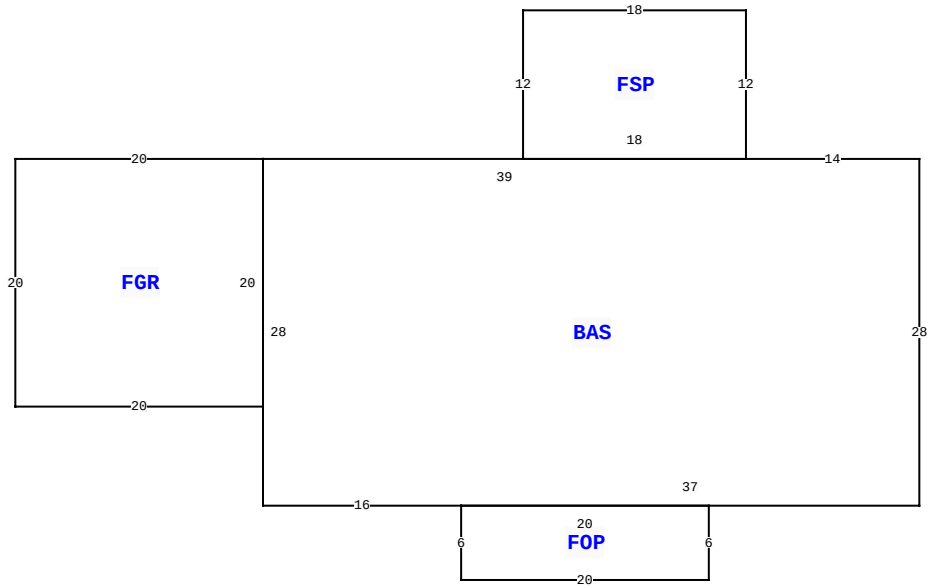
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,484	100		1,484	128,451
FGR	400	55		220	19,042
FOP	120	30		36	3,116
FSP	216	40		86	7,444
TOTALS	2,220			1,826	158,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	114.0720	127.76	233,290	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 100% - 1996 Heated Area: 1484 HX Base Yr 1996



323 SW PILOTS WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,054
TOTAL MARKET OB/XF VALUE		7,615
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		200,669
SOH/AGL Deduction		70,473
ASSESSED VALUE		130,196
TOTAL EXEMPTION VALUE	VP HX HB	64,252
BASE TAXABLE VALUE		65,944
TOTAL JUST VALUE		200,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9013	SFR	42,000	11/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0798/1381	11/30/1994	WD	U	V	12	7,500

GRANTOR: PETER W GIEBEIG

GRANTEE: JULIAN N & SARA M S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W18 S12 E18$ W39 FGR= W20 S20 E20 N20$ S28 E16 FOP= S6 E20 N6 W20$E37 N28$.

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	100	0	0	1,839.00	UT	1.50	1.50	100	1995	1995	3	100	2,759	
2	0070	CARPORT UF	0	100	20	35	700.00	UT	2.00	2.00	100	2009	2009	3	100	1,400	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	12.00	12.00	100	2009	2009	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 7,615

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	100		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 JB Total Acres: 0.61 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS