LOT 4 UNIT 4 MAY-FAIR S/D.
WD 1014-733,WD 1113-686, WD 1187

COBB STEPHANIE LYNN
205 SW FRITZ GLN
LAKE CITY, FL 32024

2026

02-4S-16-02911-404

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

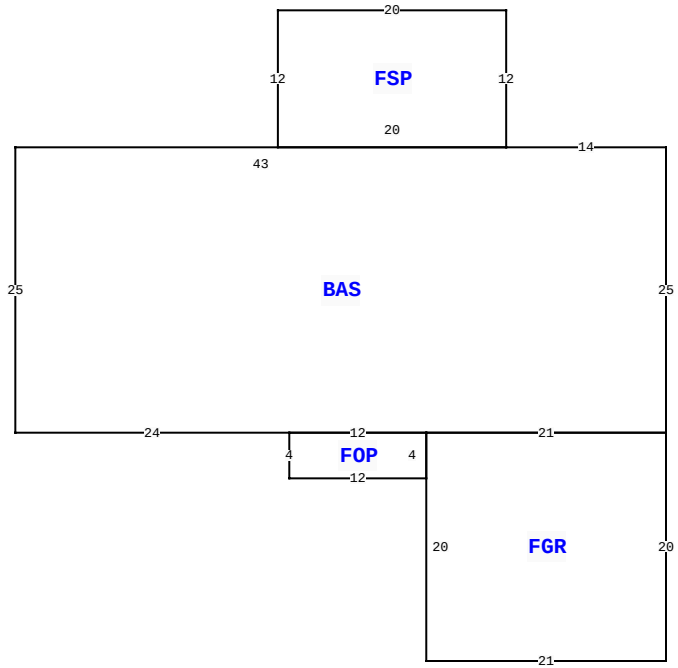
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2416.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	132,728
FGR	420	55		231	21,516
FOP	48	30		14	1,304
FSP	240	40		96	8,942
TOTALS	2,133			1,766	164,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	118.8000	133.06	234,984	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1425 HX Base Yr 2013



205 SW FRITZ GLN, 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		164,489
TOTAL MARKET OB/XF VALUE		3,139
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		202,628
SOH/AGL Deduction		75,465
ASSESSED VALUE		127,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,441
TOTAL JUST VALUE		202,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1232/1198	3/29/2012	WD	Q	I	01	123,000
GRANTOR: ROBERT M FOTI						
GRANTEE: STEPHANIE LYNN COBB						
1187/2146	1/19/2010	WD	Q	I	01	120,000
GRANTOR: WILLIAM R COSGRAVE						
GRANTEE: ROBERT M FOTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W20 S12 E20$ W43 S25 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N25$.

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	826.00	UT	1.50	1.50	100	1995	1995	3	100	1,239	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,139

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		00	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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS