

LOT 7 UNIT 4 MAY-FAIR S/D.
WD 1014-1.

MCWILLIAMS ROBERT A/MCWILLIAMS JANICE M
204 SW FRITZ GLEN RD
LAKE CITY, FL 32024

2026

02-4S-16-02911-407



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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
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					
2416.0300		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	127,095
FGR	420	55		231	21,461
FOP	48	30		14	1,301
FSP	150	40		60	5,575
TOTALS	1,986			1,673	155,432

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	100	0	0	1,089.00	UT	1.50	1.50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	100	12	35	420.00	UT	4.50	4.50	

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	100		00	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100011,673119.7900134.16224,4501995199500030.7569.25

1 SINGLE FAM 100% - 2005Heated Area: 1368HX Base Yr 2005

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025MLU

TOTAL OB/XF											
4,024											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		155,432	
TOTAL MARKET OB/XF VALUE		4,024	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		194,456	
SOH/AGL Deduction		70,990	
ASSESSED VALUE		123,466	
TOTAL EXEMPTION VALUE		HX HB SX	
BASE TAXABLE VALUE		22,744	
TOTAL JUST VALUE		194,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1014/0001	4/30/2004	WD	Q	I		125,000	
GRANTOR: SUSAN A BRUCK							
GRANTEE: ROBERT A & JANICE M							
0808/2517	8/08/1995	WD	U	I	32	75,900	
GRANTOR: PETER GIEBIEG							
GRANTEE: SUSAN A BROCK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W25 FSP= N10 W15 S10 E15\$ W32 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.											