LOT 8 UNIT 4 MAY-FAIR S/D.
WD 1363-2632,

ANDERSON JOSHUA
312 SW PILOTS WAY
LAKE CITY, FL 32024

2026

02-4S-16-02911-408

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

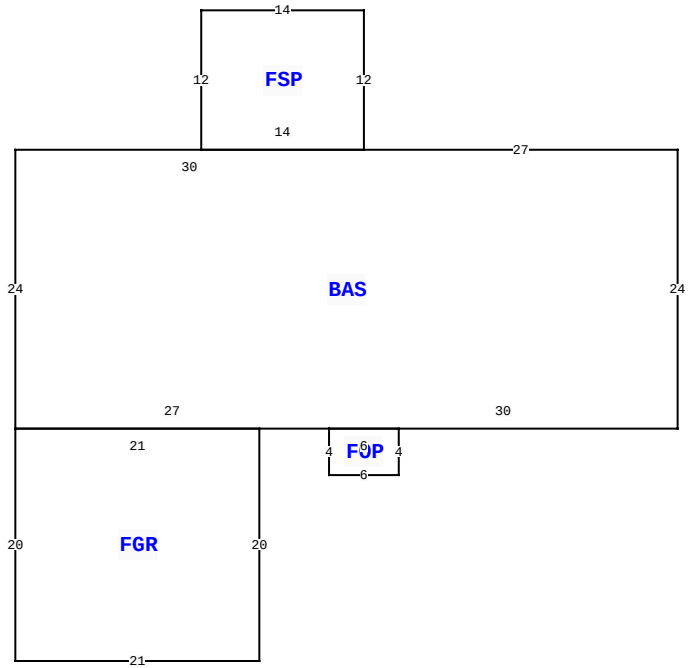
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	119,430
FGR	420	55		231	20,167
FOP	24	30		7	611
FSP	168	40		67	5,850
TOTALS	1,980			1,673	146,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	115.0520	128.86	215,583	1995	1995	0	0	0	32.25	67.75

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



174 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	146,057
TOTAL MARKET OB/XF VALUE	4,315
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	185,372
SOH/AGL Deduction	0
ASSESSED VALUE	185,372
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,372
TOTAL JUST VALUE	185,372
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/2632	6/29/2018	WD	U	I	30	100
GRANTOR: JOYCE A ANDERSON						
GRANTEE: JOSHUA ANDERSON						
0809/2394	8/30/1995	WD	U	I	32	0
GRANTOR: PETER GIEBIEG						
GRANTEE: JOYCE A ANDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N12 W14 S12 E14$ W30 S24 FGR= S20 E21 N20W21$ E27FOP= S4 E6 N4 W6$ E30N24$.

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	0	0	0	1,275.00	UT	1.50	1.50	100	1995	1995	3	100	1,913	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0294	SHED WOOD/	0	0	14	14	196.00	UT	12.00	12.00	100	2009	2009	3	100	2,352	

LAND DESCRIPTION

TOTAL OB/XF 4,315

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	0		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