LOT 2 MAY-FAIR S/D.

777-1332, WD 1074-1917, WD 1124-

BLACK LOUANN M
128 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

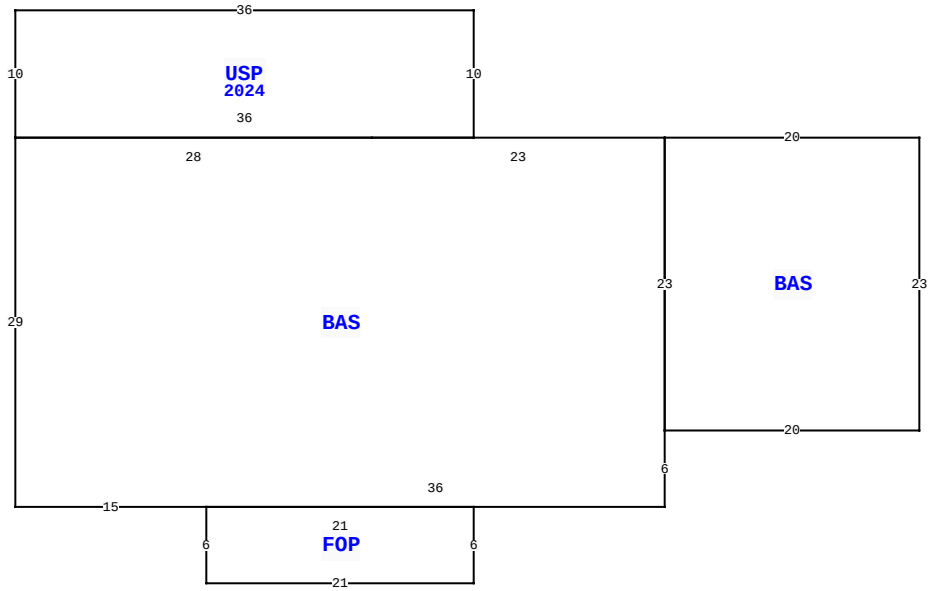
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	460	100		460	43,629
BAS	1,479	100		1,479	140,276
FOP	126	30		38	3,604
USP	360	35	2024	126	11,951
TOTALS	2,425			2,103	199,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	126.3910	141.56	297,701	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2021 Heated Area: 1939 HX Base Yr 2021



128 SW MAYFAIR LN, 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		199,460
TOTAL MARKET OB/XF VALUE		15,070
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		249,530
SOH/AGL Deduction		66,088
ASSESSED VALUE		183,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,720
TOTAL JUST VALUE		249,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28420	RELOCATE	30	03/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1525	5/29/2020	WD	Q	I	01	175,000
GRANTOR: DENNIS R & KIMBERLEE						
GRANTEE: LOUANN M BLACK						
1318/1777	6/09/2016	QC	U	I	11	100
GRANTOR: CONNIE M DUMAS						
GRANTEE: DENNIS R DUMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W28 S29 E15 E36 N6 N23 $
BAS=[ORIG=0,23] E20 N23 W20 S23 $
FOP=[ORIG=-36,29] S6 E21 N6 W21 $
USP=[YR=2024;ORIG=-51,-10] E36 S10 W36 N10 $
.

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	20	90	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
2	0169	FENCE/WOOD	0	100	0	0	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0031	BARN,MT AE	0	100	20	25	500.00	UT	11.00	11.00	100	2019	2019	3	100	5,500	
5	0252	LEAN-TO W/	0	100	12	25	300.00	UT	1.50	1.50	100	2019	2019	3	100	450	
6	0030	BARN,MT	0	100	0	0	1.00	UT	5,400.00	5,400.00	100	2024	2023		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 15,070

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 11/08/2023 BY JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS