

LOT 4 MAY-FAIR S/D.
770-1115, 867-682, 983-1684, FJ

SHEPARD THADDEUS B
184 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-104

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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	1,428	100		1,428	123,711
FGR	420	55		231	20,012
FOP	45	30		14	1,213
FSP	250	40		100	8,663
TOTALS	2,143			1,773	153,598

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,773 119.0000 133.28 236,305 1993 1993 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1428 HX Base Yr 2004

Floor plan diagram showing areas BAS, FSP, FOP, and FGR with dimensions. The diagram includes a large central area labeled BAS, a small square area labeled FOP, and two rectangular areas labeled FSP and FGR. Dimensions are provided for various segments of the plan.

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		153,598	
TOTAL MARKET OB/XF VALUE		9,946	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		198,544	
SOH/AGL Deduction		52,787	
ASSESSED VALUE		145,757	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		95,035	
TOTAL JUST VALUE		198,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,671	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37205	MAINT/ALTR	75	09/12/2018
6252	SFR	0	07/29/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1573	2/20/2022	QC	U	I	11	0
GRANTOR: SHEPARD THADDEUS B						
GRANTEE: SHEPARD THADDEUS B						
0983/1684	5/15/2003	WD	Q	I		105,000
GRANTOR: STEPHENS						
GRANTEE: SHEPARD & MENDOZA						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0258	PATIO	0 100	8	12	96.00	UT	1.40	1.40	100	0	0	3	100
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100
3	0166	CONC, PAVMT	0 100	0	0	1,562.00	UT	1.40	1.40	100	0	0	3	100
4	0120	CLFENCE 4	0 100	0	0	350.00	UT	5.50	5.50	100	1994	1994	3	100
5	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100
6	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100
7	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100
8	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 9,946														
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
35,000.00	35,000.00	35,000												