LOT 9 MAY-FAIR S/D.

770-1251,

WAINWRIGHT RANDALL E/WAINWRIGHT RHONDA M
160 SW PILOTS WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

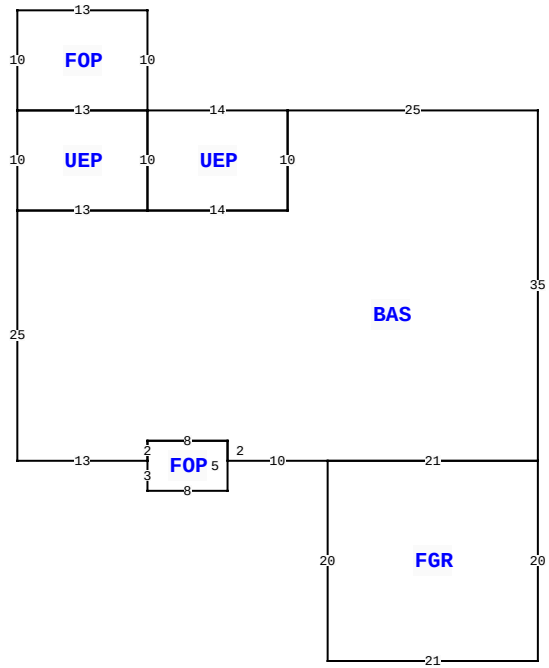
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	127,458
FGR	420	55		231	19,193
FOP	40	30		12	997
FOP	130	30		39	3,241
UEP	130	60		78	6,481
UEP	140	60		84	6,979
TOTALS	2,394			1,978	164,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	113.0920	126.66	250,533	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 0 Heated Area: 1534 HX Base Yr



160 SW PILOTS WAY, 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		164,350
TOTAL MARKET OB/XF VALUE		4,817
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,167
SOH/AGL Deduction		74,171
ASSESSED VALUE		129,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,274
TOTAL JUST VALUE		204,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050883	Generator	0	09/23/2024
6709	SFR	37,000	12/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0770/1251	1/28/1993	WD	Q	V		11,900

GRANTOR: PETER GIEBEIG

GRANTEE: RANDALL WAINWRIGHT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UEP= W14 S10 E14 N10$ S10 W14 UEP= N10 FOP= N10 W13 S10 E13$ W13 S10 E13$ W13 S25 E13 FOP= S3E8 N5 W8 S2$ N2 E8 S2 E10 FGR= S20 E21 N20 W21$ E21 N35$.

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	1,341.00	UT	1.40	1.40	100	0	0	3	100	1,877	
2	0296	SHED METAL	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,817

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 03/12/2109 BY KR Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS