LOT 15 MAY-FAIR S/D.
760-1976, 776-2157, 783-1257, 81

DOWDELL WILLIE F
275 SW PILOTS WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-115

BUILDING CHARACTERISTICS

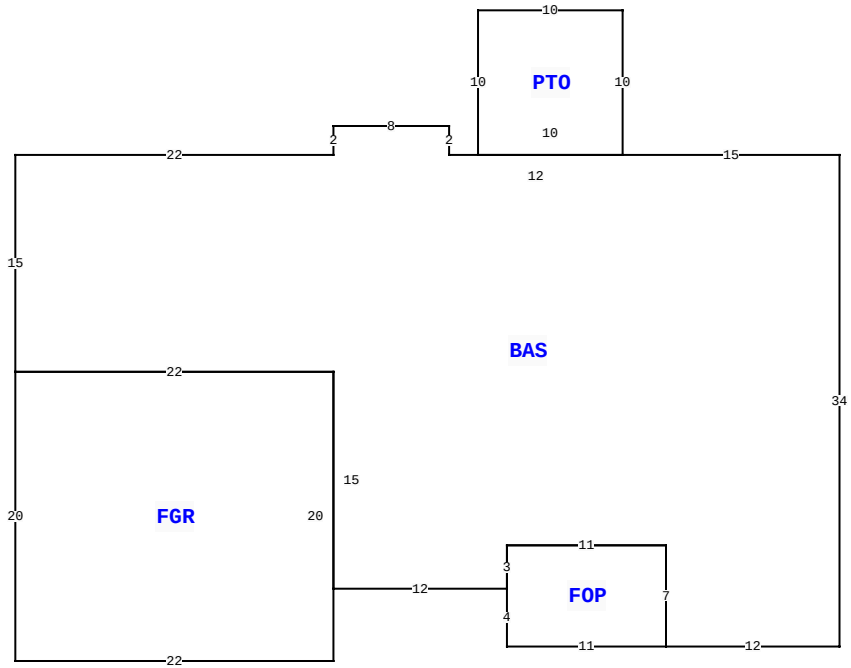
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,411	100		1,411	119,872
FGR	440	55		242	20,559
FOP	77	30		23	1,954
PTO	100	5		5	425
TOTALS	2,028			1,681	142,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,681	116.7000	130.70	219,707	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1411 HX Base Yr 1997



275 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,810
TOTAL MARKET OB/XF VALUE		2,517
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		180,327
SOH/AGL Deduction		65,656
ASSESSED VALUE		114,671
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		13,949
TOTAL JUST VALUE		180,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7384	SFR	35,000	07/16/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0817/1671	2/15/1996	WD	Q	I		85,000
GRANTOR: JERRY L & PHYLLIS NOR						
GRANTEE: WILLIE F DOWDELL						
0783/1257	12/10/1993	WD	Q	I		75,900
GRANTOR: CRAWFORD CONST						
GRANTEE: JERRY L NORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 W10 S10 E10$ W12 N2 W8 S2 W22 S15 FGR= S20 E22 N20 W22$ E22 S15E12 FOP= S4 E11 N7 W11 S3$ N3 E11 S7 E12 N34$.

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	1,798.00	UT	1.40	1.40	100	0	0	3	100	2,517	

LAND DESCRIPTION

TOTAL OB/XF 2,517

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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS