LOT 12 MAY-FAIR S/D UNIT 2.
ORB 790-2326, 858-1500, QC 1063-

ROMERO JOSEFINA
299 SW PILOTS WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-212

BUILDING CHARACTERISTICS

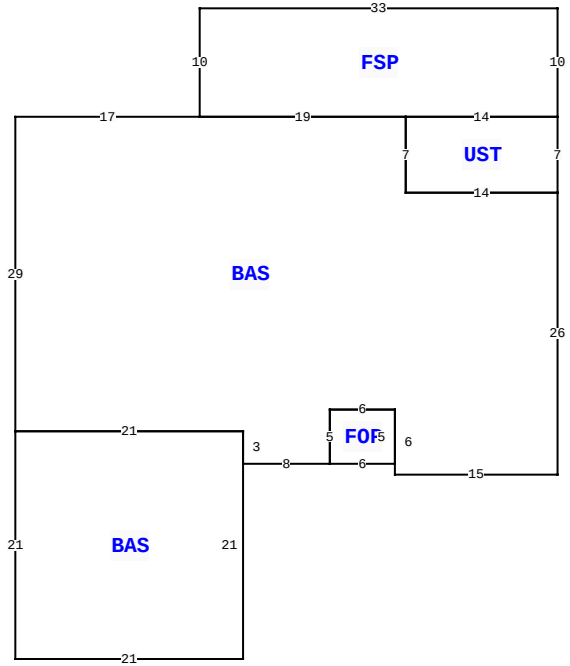
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	441	100		441	34,644
BAS	1,424	100		1,424	111,868
FOP	30	30		9	707
FSP	330	40		132	10,370
UST	98	45		44	3,457
TOTALS	2,323			2,050	161,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,050	107.9100	120.86	247,763	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1865 HX Base Yr 2007



299 SW PILOTS WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,046
TOTAL MARKET OB/XF VALUE		2,842
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		198,888
SOH/AGL Deduction		72,876
ASSESSED VALUE		126,012
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		70,290
TOTAL JUST VALUE		198,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8025	SFR	43,000	01/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1066/1870	11/29/2005	WD	Q	I		175,000
GRANTOR: WOULF						
GRANTEE: ROMERO						
0858/1500	5/11/1998	WD	Q	I		86,000
GRANTOR: HOLBROOK						
GRANTEE: WOULF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S29 BAS= S21 E21 N21 W21$ E21 S3 E8 FOP= E6 N5W6 S5$ N5 E6 S6 E15 N26 UST= N7 W14 S7 E14$ W14 N7 FSP= E14 N10 W33 S10 E19$ W19$.

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	1,361.00	UT	1.50	1.50	100	0	0	3	100	2,042	
2	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,842

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 11/19/2025 BY SYS