

LOT 13 MAY-FAIR S/D UNIT 2 & ALS
OF LOT 13, RUN E 90.55 FT, S 7 D
TO A PT ON N LINE OF LOT 13, RUN

DOUGLAS WALTER R
197 SW SARAH CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-213



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	1,425	100		1,425	119,258
FGR	420	55		231	19,332
FOP	48	30		14	1,172
FSP	168	40		67	5,607
TOTALS	2,061			1,737	145,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	928.00	UT	1.50	1.50
2	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00
3	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	600.00	600.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,737	111.5240	124.91	216,969	1995	1995	0	0	0 33.00	67.00

1 SINGLE FAM 100% - 2007Heated Area: 1425HX Base Yr 2007

14

12

FSP

12

14

25

31

26

36

21

20

20

21

FGR

4

FSP

4

12

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/03/2025MLU

TOTAL OB/XF									
3,692									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,369	
TOTAL MARKET OB/XF VALUE		3,692	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		180,561	
SOH/AGL Deduction		63,463	
ASSESSED VALUE		117,098	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		66,376	
TOTAL JUST VALUE		180,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1091/1908	7/28/2006	WD	Q	I		175,500	
GRANTOR: DENISE C O STEEN							
GRANTEE: WALTER DOUGLAS							
0804/1317	4/20/1995	WD	Q	I		77,000	
GRANTOR: PETER W GIEBEIG							
GRANTEE: DENISE C O STEEN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 FSP= N12 W14 S12 E14\$ W31 S25 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N25\$.									