LOT 15 MAY-FAIR S/D UNIT 2 REVIS
KNOWN AS REVISED PLAT OF LOTS 15
MAYFAIR S/D UNIT TWO.

EDENFIELD ERIKA BARRS/CREEL EMILY
169 SW SARAH CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-215

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

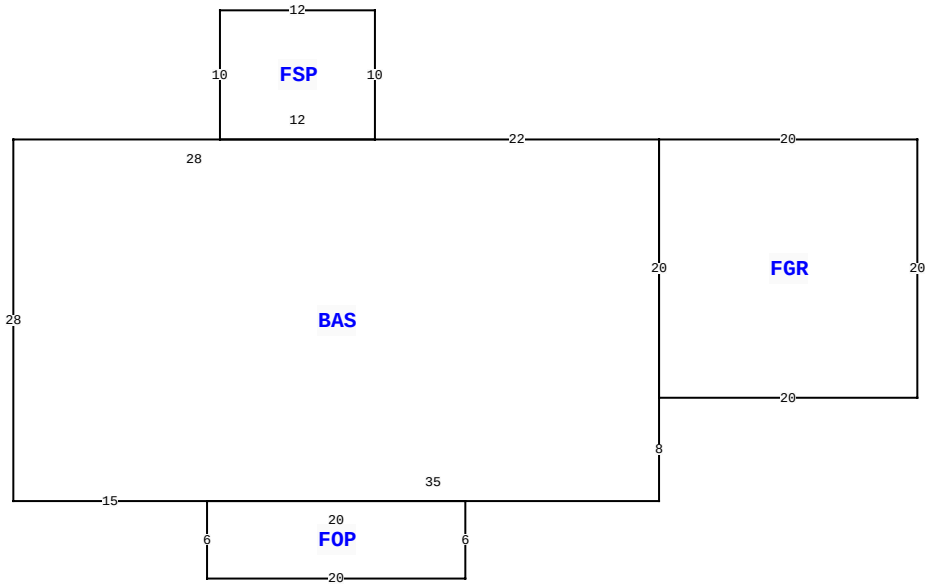
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,400	100		1,400	116,122
FGR	400	55		220	18,248
FOP	120	30		36	2,986
FSP	120	40		48	3,981
TOTALS	2,040			1,704	141,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	112.8960	126.44	215,454	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 2006 Heated Area: 1400 HX Base Yr 2006



169 SW SARAH CT, 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		141,338
TOTAL MARKET OB/XF VALUE		1,464
TOTAL LAND VALUE - MARKET		29,400
TOTAL MARKET VALUE		172,202
SOH/AGL Deduction		62,991
ASSESSED VALUE		109,211
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		53,489
TOTAL JUST VALUE		172,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26995	MAINT/ALTR	35	05/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1459/848	2/07/2022	LE	U	I	14	100

GRANTOR: TRUMBACH RACHEL HELEN
GRANTEE: EDENFIELD ERIKA BAR

1346/1873	10/24/2017	LE	U	I	14	100

GRANTOR: RACHEL HELEN TRUMBACK
GRANTEE: DAVID A CREEL (RMDR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W12 S10 E12$ W28 S28 E15 FOP= S6 E20N6 W20$ E35 N8 FGR= E20 N20 W20 S20$ N20$.

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	16	61	976.00	UT	1.50	1.50	100	0	0	3	100	1,464	

LAND DESCRIPTION

TOTAL OB/XF 1,464

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	0.84	35,000.00	29,400.00	29,400							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.95 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 11/18/2025 BY SYS