

LOT 4 MAY-FAIR S/D UNIT 3.  
WD 1084-1301, WD 1333-641, WD 14

FLEGERT JAMES A/FLEGERT JANINE M  
167 SW VANN CT  
LAKE CITY, FL 32024-3893

2026

11-4S-16-02911-304



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                    |             |
|------------------|--------------------|-------------|
| Quality          | 06                 | 06          |
| DOR CODE         | 0100 SINGLE FAMILY |             |
| MAP NUM          |                    | 06          |
| NEIGHBORHOOD/LOC | 11416.00           | 1.00/       |
| AREA TYPE        | TOTAL GROSS AREA   | PCT OF BASE |
| BAS              | 2,182              | 100         |
| FDG              | 400                | 60          |
| FGR              | 440                | 55          |
| FOP              | 60                 | 30          |
| FOP              | 160                | 30          |
| TOTALS           | 3,242              |             |
|                  |                    | 2,730       |
|                  |                    | 302,064     |

| EXTRA FEATURES |            |             |         |     |   |       |    |          |                |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    | 320.00   | UT 13.50       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    | 1,699.00 | UT 2.00        |
| 3              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    | 1.00     | UT 0.00        |

| 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  | 2,730     | 121.9680    | 136.60         | 372,918        | 2006 | 2006 | 0    | 0    | 0 19.00 | 81.00  |

1 SINGLE FAM 100% - 2021Heated Area: 2182HX Base Yr 2021

Diagram showing the main lot (BAS) and surrounding lots (FDG, FOP, FGR). Dimensions are provided for each lot and the main lot.

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

04/03/2025MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 6,358       |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 302,064   |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,358     |   |
| TOTAL LAND VALUE - MARKET |  | 35,000    |   |
| TOTAL MARKET VALUE        |  | 343,422   |   |
| SOH/AGL Deduction         |  | 85,241    |   |
| ASSESSED VALUE            |  | 258,181   |   |
| TOTAL EXEMPTION VALUE     |  | 50,722    |   |
| BASE TAXABLE VALUE        |  | 207,459   |   |
| TOTAL JUST VALUE          |  | 343,422   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 347,151   |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24670      | SFR         | 611 | 06/26/2006 |

| SALES DATA                     |           |           |     |     |         |
|--------------------------------|-----------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD  |
| 1410/2161                      | 4/30/2020 | WD        | Q   | I   | 01      |
|                                |           |           |     |     | 245,000 |
| GRANTOR: DANIEL J & LINDSEY R  |           |           |     |     |         |
| GRANTEE: JAMES A & JANINE M    |           |           |     |     |         |
| 1333/0641                      | 3/21/2017 | WD        | Q   | I   | 01      |
|                                |           |           |     |     | 208,000 |
| GRANTOR: WILLIAM L & DEBORAH H |           |           |     |     |         |
| GRANTEE: DANIEL J & LINDSEY    |           |           |     |     |         |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W18 FOP= N8 W20 S8 E20\$ W44 S25 FGR= S20 E22 N20 W22\$ E22 S14 E9 FOP= S6 E10 N6 W10\$ E19 S6 E12 N45\$ PTR= N30 FDG= N20 W20 S20 E20\$ S30\$. |  |  |  |  |  |  |  |  |  |