

LOT 14 MAY-FAIR S/D UNIT 3.
WD 1148-1197,1198, WD 1318-1077

LESTOCK JAMES J/LESTOCK NANCY A
150 SW VANN CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-314



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100

Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		11416.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100		1,957	222,774
FGR	462	55		254	28,914
FOP	70	30		21	2,390
FOP	224	30		67	7,627
TOTALS	2,713			2,299	261,706

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1,350.00	UT	3.00
2	0169	FENCE/WOOD	0	0	0	0	243.00	UT	13.50
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	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	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE 0100 MDL 01 EFF. AREA 2,299 TOT ADJ PTS 122.4531 EFF. BASE RATE 137.15 REPL. COST NEW 315,308 AYB 2008 EYB 2008 ECON 0 FNCT 0 NORM 0 17.00 % COND 83.00

1 SINGLE FAM 0% - 0 Heated Area: 1957 HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

150 SW VANN CT, LAKE CITY

TOTAL OB/XF									
7,610									

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7,610									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		261,706	
TOTAL MARKET OB/XF VALUE		7,610	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		304,316	
SOH/AGL Deduction		0	
ASSESSED VALUE		304,316	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		304,316	
TOTAL JUST VALUE		304,316	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		307,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25304	SFR	601	12/12/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1318/1077	7/12/2016	WD	Q	I	01
GRANTOR: KENNETH P & JACQUELIN					
GRANTEE: JAMES J & NANCY A L					
1148/1198	4/16/2008	WD	Q	I	
GRANTOR: TRENT GIEBEIG CONSTRU					
GRANTEE: KENNETH P & JACQUEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 L2 U1 W6 D1 L2 W1 FOP= N14 W16 S14 E16\$ W37 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E21 N22 W21\$ E21 N32\$.									