

LOT 15 MAY-FAIR S/D UNIT 3.
WD 1127-2410,2412, WD 1327-1060,

ODOM KENDRICK J & ELICIA S/ODOM ELICIA S
313 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-315



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	217,046
FGR	484	55		266	29,027
FOP	70	30		21	2,291
FOP	224	30		67	7,311
TOTALS	2,767			2,343	255,676

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	723.00	UT	3.00	3.00
2	0169	FENCE/WOOD	0	100	0	270.00	UT	13.50	13.50

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	2,343	120.2901	134.72	315,649	2006	2006	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017Heated Area: 1989HX Base Yr 2017

Diagram showing a large rectangular area labeled 'BAS' (Basement) with dimensions 38' x 32'. Attached to the top is a smaller area labeled 'FOP' (Front Porch) with dimensions 16' x 14'. Attached to the bottom is another area labeled 'FGR' (Front Garden) with dimensions 22' x 22'. The total area is 1,989 sq ft.

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

TOTAL OB/XF									
4,903									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		255,676	
TOTAL MARKET OB/XF VALUE		4,903	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		295,579	
SOH/AGL Deduction		100,939	
ASSESSED VALUE		194,640	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		143,918	
TOTAL JUST VALUE		295,579	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,735	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049996	Roof Replacement	27,000	05/30/2024
24824	SFR	601	08/03/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1327/1060	12/07/2016	WD	Q	I	01	158,000	
GRANTOR: DONALD JAMES & MARY E							
GRANTEE: KENDRICK J & ELICIA							
1127/2412	8/09/2007	WD	Q	I		229,900	
GRANTOR: TRENT GIEBEIG CONSTRU							
GRANTEE: DONALD JAMES & MARY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 U1 L2 W6 L2 D1 W1 FOP= N14 W16 S14 E16\$ W38 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.									