LOT 16 MAY-FAIR S/D UNIT 3.
WD 1200-1278, WD 1221-1679, DC 1

GETTMAN MARK
123 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-316

COLUMBIA COUNTY PROPERTY

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 80
Interior Floo	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
Architectual	05	CONV 100
Units		0 100
Quality	06	06

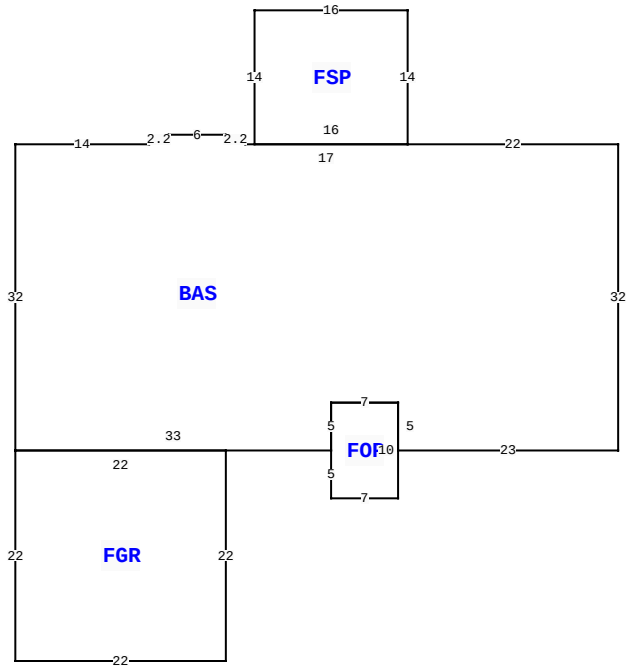
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	234,600
FGR	484	55		266	31,375
FOP	70	30		21	2,477
FSP	224	40		90	10,616
TOTALS	2,767			2,366	279,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,366	122.4531	137.15	324,497	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2025 Heated Area: 1989 HX Base Yr 2025



123 SW LUCILE 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		279,067
TOTAL MARKET OB/XF VALUE		6,090
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,157
SOH/AGL Deduction		0
ASSESSED VALUE		320,157
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		219,435
TOTAL JUST VALUE		320,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27920	SFR	791	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2765	5/25/2022	WD	Q	I	01	310,000
GRANTOR: MCCORMICK ROBIN						
GRANTEE: GETTMAN MARK						
1379/1194	2/28/2019	LE	U	I	14	100
GRANTOR: ROBERT J POHUSKI (ENH						
GRANTEE: ROBIN MCCORMICK (RM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W17 U1L2 W6 D1L2 W14 S32 E33 N5 E7 S5 E23 N32 $
FGR=[ORIG=-63,32] S22 E22 N22 W22 $
FSP=[ORIG=-22,0] N14 W16 S14 E16 $
FOP=[ORIG=-30,32] S5 E7 N10 W7 S5 $
.

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	0	0	1,245.00	UT	2.00	2.00	100	2011	2011	3	100	2,490	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 6,090

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	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS