LOT 27 MAY-FAIR S/D UNIT 3.
WD 1087-190, WD 1301-961, WD 144

MINSHEW LUKE H/ALLEN LINDSEY M
206 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-327

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

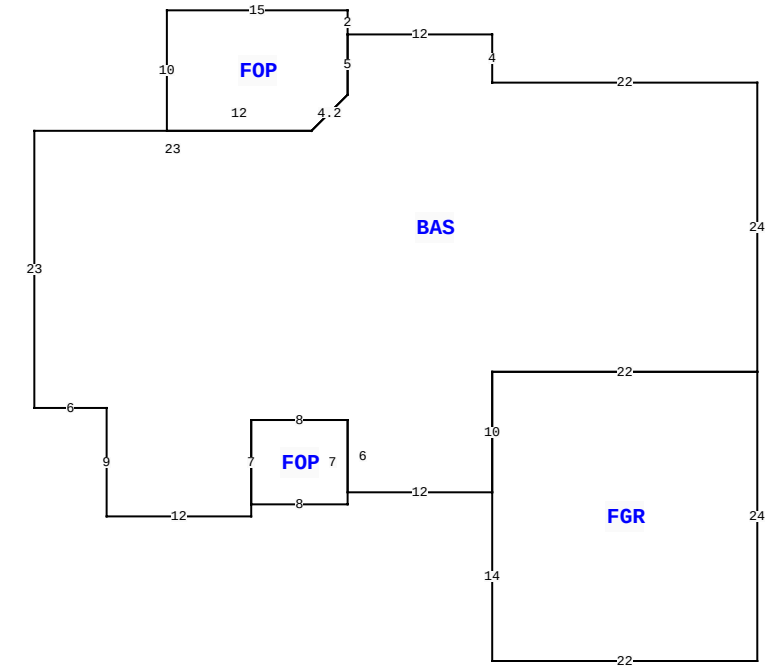
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,703	100		1,703	229,262
FGR	528	55		290	39,040
FOP	56	30		17	2,289
FOP	146	30		44	5,924
TOTALS	2,433			2,054	276,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	133.5550	149.58	307,237	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1703 HX Base Yr 2022



206 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		276,513
TOTAL MARKET OB/XF VALUE		3,280
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,793
SOH/AGL Deduction		34,060
ASSESSED VALUE		280,733
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,011
TOTAL JUST VALUE		314,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32436	SFR	734	10/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/1307	8/06/2021	WD	Q	I	01	270,000
GRANTOR: BREWIN ROBERT R						
GRANTEE: MINSHEW LUKE H						
1301/0961	8/28/2015	WD	Q	I	01	185,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: ROBERT R & HOLLY HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N4 W12 FOP= N2 W15 S10 E12 R3 U3 N5$ S5 D3 L3 W23 S23 E6 S9 E12 N1 FOP= E8 N7 W8 S7$ N7 E8 S6 E12 FGR= S14 E22 N24 W22 S10$ N10 E22 N24$.

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	340.00	UT	2.00	2.00	100	2015	2015	3	100	680	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,600.00	2,600.00	100	2024	2023		100	2,600	

LAND DESCRIPTION

TOTAL OB/XF 3,280

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 JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS