LOT 33 MAY-FAIR S/D UNIT 3.
WD 1312-2633, WD 1343-2749, WD 1

SWEAT GARRETT MATTHEW
457 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-333

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	12	HARDWOOD 100
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	07	07

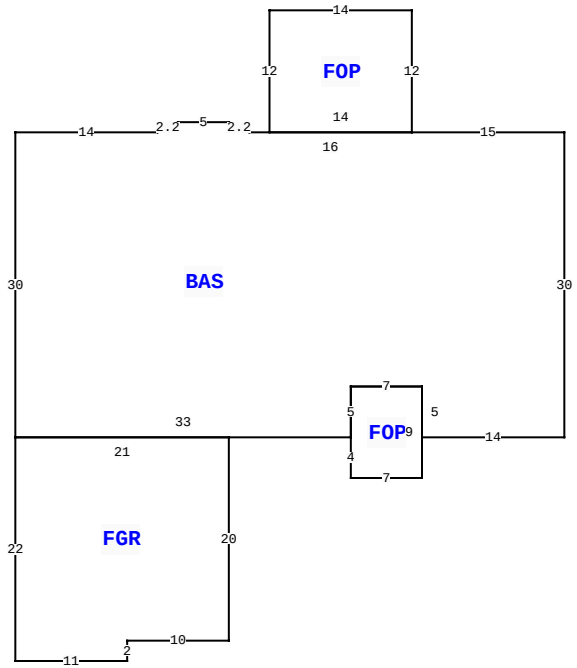
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	222,529
FGR	442	55		243	33,966
FOP	63	30		19	2,656
FOP	168	30		50	6,989
TOTALS	2,265			1,904	266,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	134.2000	150.30	286,171	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1592 HX Base Yr 2019



457 SW MAYFAIR LN, 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		266,139
TOTAL MARKET OB/XF VALUE		2,472
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		303,611
SOH/AGL Deduction		93,970
ASSESSED VALUE		209,641
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,919
TOTAL JUST VALUE		303,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36618	SFR	809	04/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/1211	12/14/2018	WD	Q	I	01	186,500
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: GARRETT MATTHEW SWE						
1352/0495	1/25/2018	WD	U	V	37	20,000
GRANTOR: CHI NAM HUYNH						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W14 S12 E14$ W16 L2 U1 W5 D1 L2 W14 S30
FGR= S22 E11 N2 E10 N20 W21$ E33 FOP= S4 E7 N9 W7 S5$ N5 E7
S5 E14 N30$.

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	1,236.00	UT	2.00	2.00	100	2018	2018	3	100	2,472	

LAND DESCRIPTION

TOTAL OB/XF 2,472

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 11/18/2025 BY SYS