LOT 34 MAY-FAIR S/D UNIT 3.
WD 1288-1549, WD 1296-661, SWD 1

HUYNH NAM
131 NW AMBER CT
LAKE CITY, FL 32055

**2026**

**11-4S-16-02911-334**

## 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 |

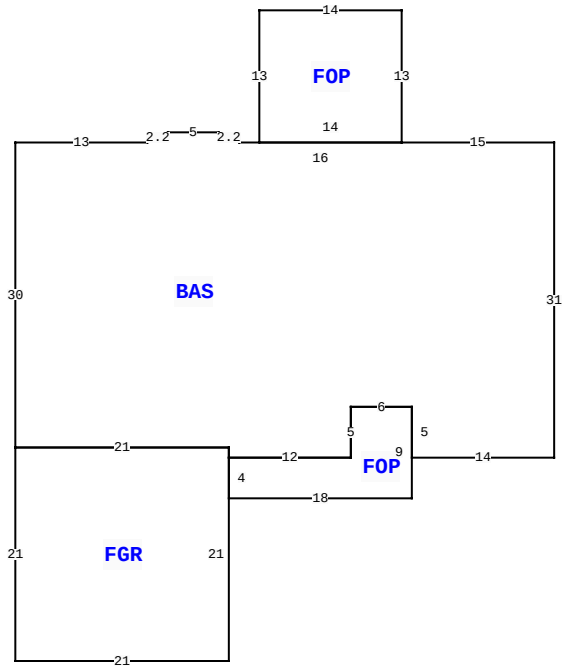
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,599 | 100 | | 1,599 | 202,740 |
| FGR | 441 | 55 | | 243 | 30,811 |
| FOP | 102 | 30 | | 31 | 3,930 |
| FOP | 182 | 30 | | 55 | 6,973 |
| TOTALS | 2,324 | | | 1,928 | 244,455 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,928 | 125.7900 | 140.88 | 271,617 | 2015 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1599 HX Base Yr




491 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 | 244,455 |
| TOTAL MARKET OB/XF VALUE | 6,624 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 286,079 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 286,079 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 286,079 |
| TOTAL JUST VALUE | 286,079 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 288,795 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33141 | SFR | 667 | 07/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1313/0554 | 4/14/2016 | WD | Q | I | 01 | 172,000 |
| GRANTOR: TRENT GIEBEIG CONSTRU | | | | | | |
| GRANTEE: NAM HUYNH | | | | | | |
| 1296/0661 | 5/10/2015 | WD | U | V | 30 | 12,000 |
| GRANTOR: ELAINE K TOLAR | | | | | | |
| GRANTEE: TRENT GIEBEIG CONST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FOP= N13 W14 S13 E14$ W16 L2 U1 W5 D1 L2 W13 S30
FGR= S21 E21 N21 W21$ E21 S1 FOP= S4 E18 N9 W6 S5 W12$ E12 N5
E6 S5 E14 N31$.

## 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 | 0 | 0 | 0 | 1,312.00 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 2,624 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,624

| 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 | 0 | | 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