LOTS 37 & 38 MAY-FAIR S/D UNIT 3
WD 1085-2339, WD 1381-551, WD 14

SMITH GEORGE JR
559 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-337

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
Units		0 100
Quality	07	07

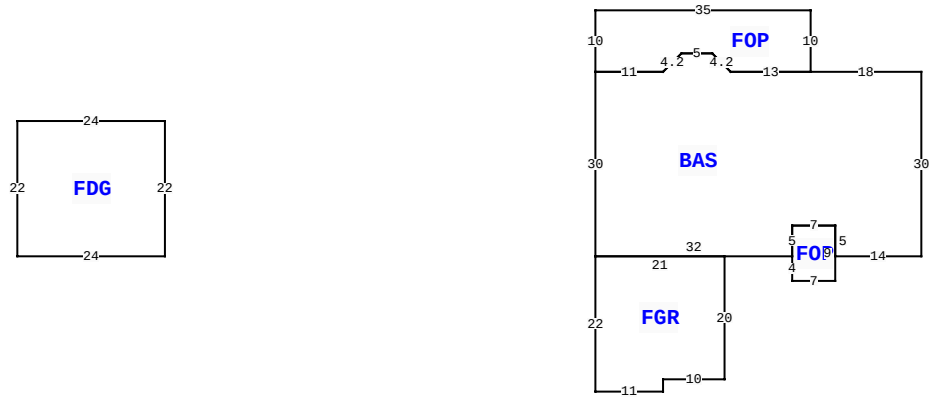
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100		1,579	216,880
FDG	528	60		317	43,541
FGR	442	55		243	33,377
FOP	63	30		19	2,609
FOP	326	30		98	13,461
TOTALS	2,938			2,256	309,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	130.4622	146.12	329,647	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1579 HX Base Yr 2020



559 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		309,868
TOTAL MARKET OB/XF VALUE		13,596
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		393,464
SOH/AGL Deduction		99,353
ASSESSED VALUE		294,111
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		238,389
TOTAL JUST VALUE		393,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053241	Solar Power Syste	12,000	05/27/2025
000051266	Solar Power Syste	13,284	10/25/2024
41377	FDG MATCH HOUSE		02/22/2021
38119	SFR	892	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0551	3/26/2019	WD	Q	V	03	30,000
GRANTOR: ELAINE K TOLAR						
GRANTEE: GEORGE SMITH JR						
1085/2339	6/06/2006	WD	Q	V		194,700
GRANTOR: PETER W GIEBEIG						
GRANTEE: ELAINE K TOLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W13 U3L3 W5 D3L3 W11 S30 E32 N5 E7 S5 E14 N30 $
FGR=[ORIG=-53,30] S22 E11 N2 E10 N20 W21 $
FOP=[ORIG=-18,0] N10 W35 S10 E11 U3R3 E5 D3R3 E13 $
FOP=[ORIG=-21,30] S4 E7 N9 W7 S5 $
FDG=[ORIG=-147,8] E24 S22 W24 N22 $
.

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	1,198.00	UT	2.25	2.25	100	2019	2019	3	100	2,696	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2021	2021		100	4,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,200.00	5,200.00	100	2021	2021		100	5,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,596

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							
2	0000	C	VAC RES	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: 1.02 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2025 BY SYS