LOT 45 MAY-FAIR S/D UNIT 3.
WD 1288-1549, WD 1308-3, WD 1325

GOTTSCHALK RICK/GOTTSCHALK ROBIN R
510 SW MAIFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-345

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

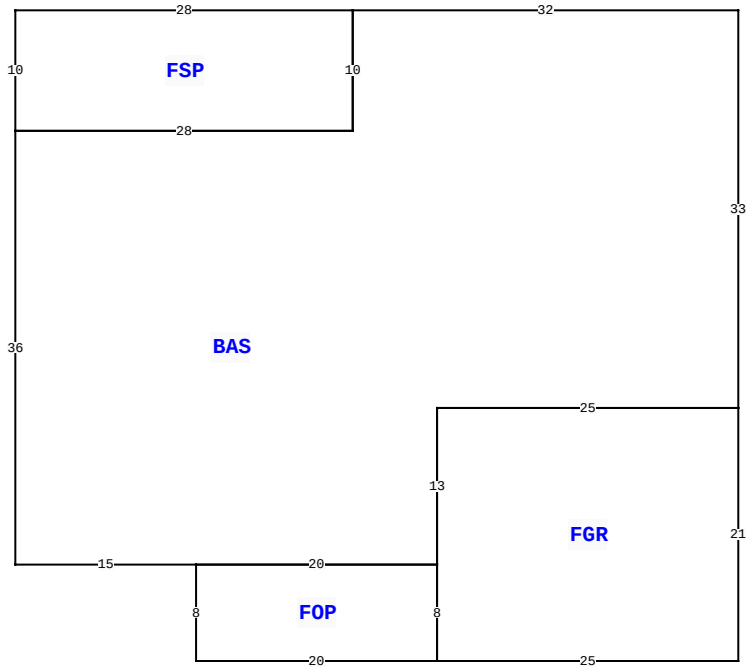
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,155	100		2,155	261,682
FGR	525	55		289	35,093
FOP	160	30		48	5,829
FSP	280	40		112	13,600
TOTALS	3,120			2,604	316,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	119.1456	133.44	347,478	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2155 HX Base Yr 2017



510 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		316,205
TOTAL MARKET OB/XF VALUE		2,954
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		354,159
SOH/AGL Deduction		130,668
ASSESSED VALUE		223,491
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		122,769
TOTAL JUST VALUE		354,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33784	SFR	880	02/23/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/430	5/01/2025	QC	U	I	11	100
GRANTOR: CARPENTER RAENITA S						
GRANTEE: GOTTSCHALK RICK						
1325/1354	11/14/2016	LE	U	V	14	144,000
GRANTOR: RICK & ROBIN R GOTTSC						
GRANTEE: RAENITA S CARPENTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= W28 S10 E28 N10$ S10 W28 S36 E15 FOP= S8 E20 N8 W20$ E20 FGR= S8 E25 N21 W25 S13$ N13 E25 N33$.

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	1,477.00	UT	2.00	2.00	100	2016	2016	3	100	2,954	

LAND DESCRIPTION

TOTAL OB/XF 2,954

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: 0.67 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/06/2025 BY SYS