LOT 47 MAY-FAIR S/D UNIT 3 & BEG 48, S 118.30 FT, NE 111.85 FT TO MAYFAIR LN, NW 15.66 FT TO POB E

BELL RICKY LAMAR
430 SW MAYFAIR LN
LAKE CITY, FL 32024

2025

11-4S-16-02911-347

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

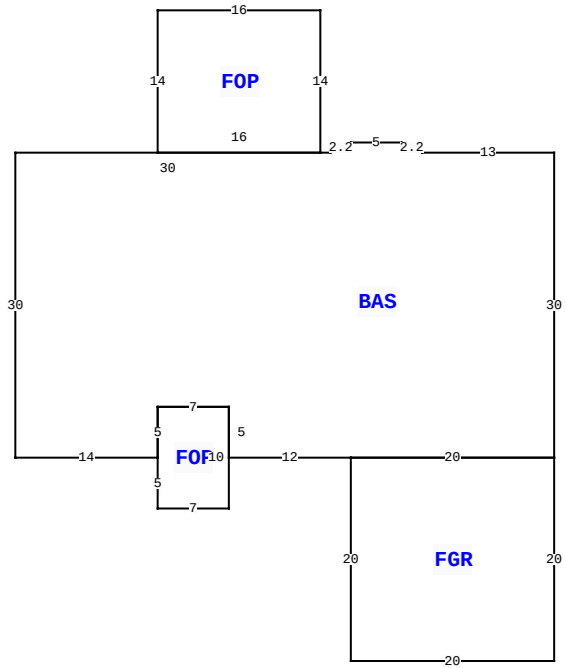
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,562	100		1,562	169,985
FGR	400	55		220	23,941
FOP	70	30		21	2,285
FOP	224	30		67	7,292
TOTALS	2,256			1,870	203,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	117.9234	132.07	246,971	2008	2008	0	0	0	17.60	82.40

1 SINGLE FAM 100% - 2019 Heated Area: 1562 HX Base Yr 2019



430 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		203,504
TOTAL MARKET OB/XF VALUE		2,916
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,420
SOH/AGL Deduction		77,867
ASSESSED VALUE		163,553
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,831
TOTAL JUST VALUE		241,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26493	SFR	528	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/0776	2/19/2018	WD	Q	I	01	167,000
GRANTOR: JOSHUA N PASCHALL						
GRANTEE: RICKY LAMAR BELL						
1175/1567	6/17/2009	WD	Q	I	01	158,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JOSHUA N PASCHALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W5 D1 L2 W1 FOP= N14 W16 S14 E16$ W30 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E20 N20 W20$ E20 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	972.00	UT	3.00	3.00	100	2008	2008	3	100	2,916	

LAND DESCRIPTION

TOTAL OB/XF 2,916

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: 0.72 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/11/2025 BY SYS