LOT 48 MAY-FAIR S/D UNIT 3 & BEG
47 RUN N 117.36 FT, SW 118.48 FT
LOT 47, E 14.67 FT TO POB EX BEG

WARREN SYNDIRETHA MORRIS
402 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-348

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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

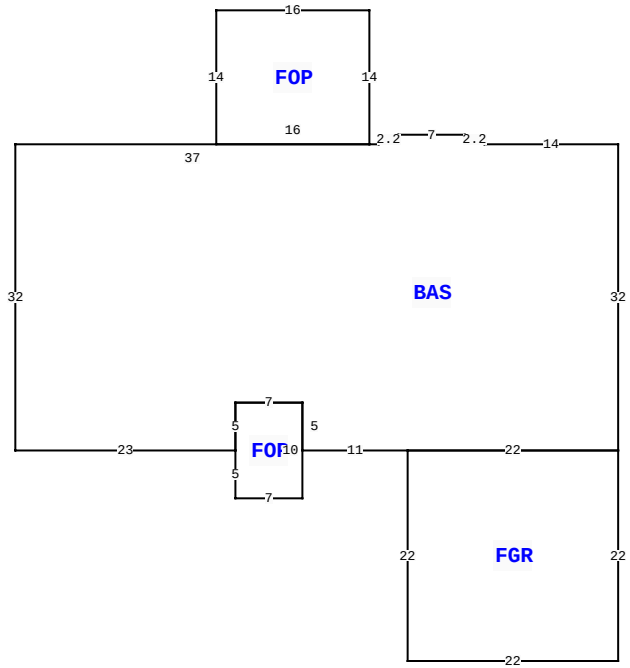
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	218,718
FGR	484	55		266	29,236
FOP	70	30		21	2,308
FOP	224	30		67	7,364
TOTALS	2,768			2,344	257,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	118.2321	132.42	310,392	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2010 Heated Area: 1990 HX Base Yr 2010



402 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,625
TOTAL MARKET OB/XF VALUE		9,375
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,000
SOH/AGL Deduction		101,752
ASSESSED VALUE		200,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,526
TOTAL JUST VALUE		302,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053273	Roof Replacement	25,778	05/30/2025
000048646	Electrical Servic	0	11/14/2023
26494	SFR	596	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/715	3/31/2009	WD	Q	I	01	205,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WARREN SYNDIRETHA M						
1165/2437	1/21/2009	WD	U	I	30	35,000
GRANTOR: PETER GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U1 W7 D1 L2 W1 FOP= N14 W16 S14 E16$ W37 S32 E23 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S22 E22 N22 W22$ E22 N32$.

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	1,325.00	UT	3.00	3.00	100	2008	2008	3	100	3,975	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,375

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: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS