LOT 49 MAY-FAIR S/D UNIT 3.
WD 1288-1549, WD 1330-724, WD 13

MONTERO JULIAN LAZARO
382 SW MAYFAIR LANE
LAKE CITY, FL 32024

**2026**

**11-4S-16-02911-349**

## 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 |

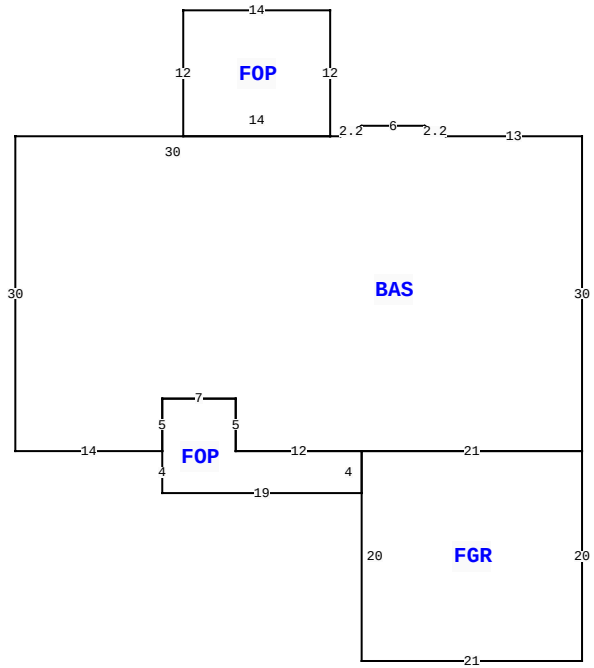
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,593 | 100 | | 1,593 | 204,417 |
| FGR | 420 | 55 | | 231 | 29,642 |
| FOP | 111 | 30 | | 33 | 4,235 |
| FOP | 168 | 30 | | 50 | 6,416 |
| TOTALS | 2,292 | | | 1,907 | 244,709 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,907 | 124.5321 | 139.48 | 265,988 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1593 HX Base Yr 2025




382 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 | | 244,709 |
| TOTAL MARKET OB/XF VALUE | | 1,752 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 281,461 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 281,461 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 230,739 |
| TOTAL JUST VALUE | | 281,461 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 284,121 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 34984 | SFR | 835 | 02/27/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1512/2391 | 4/12/2024 | WD | Q | I | 01 | 325,000 |
| GRANTOR: TOUCHTON TREVOR J | | | | | | |
| GRANTEE: MONTERO JULIAN LAZA | | | | | | |
| 1350/2064 | 12/28/2017 | WD | Q | I | 01 | 176,000 |
| GRANTOR: TRENT GIEBEIG CONSTRU | | | | | | |
| GRANTEE: TREVOR J TOUCHTON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 L2 U1 W6 D1 L2 W1 FOP= N12 W14 S12 E14$ W30 S30 E14 FOP= S4 E19 N4 W12 N5 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 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 | 876.00 | UT | 2.00 | 2.00 | 100 | 2017 | 2017 | 3 | 100 | 1,752 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,752

| 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 05/20/2024 BY ME Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS