LOT 50 MAY-FAIR S/D UNIT 3.
WD 1316-695, WD 1334-2588, WD 14

PEDEN CURTIS
362 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-350

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	13	LAM/VNLPLK 100
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

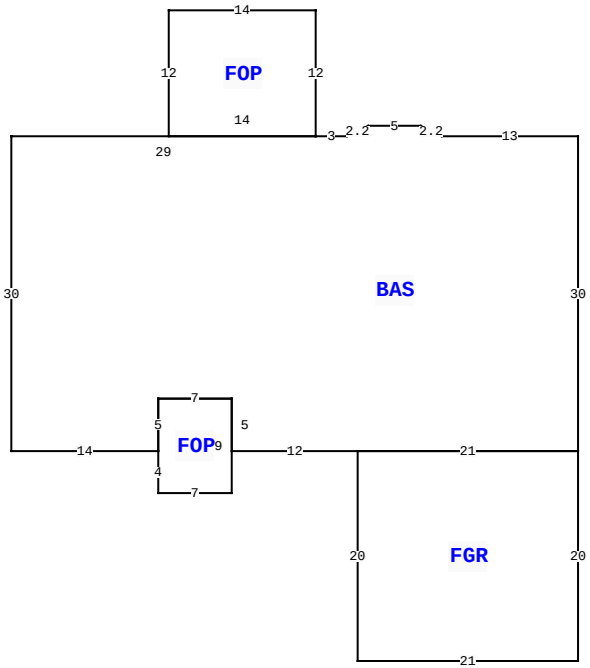
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	217,199
FGR	420	55		231	31,515
FOP	63	30		19	2,593
FOP	168	30		50	6,822
TOTALS	2,243			1,892	258,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	129.5910	145.14	274,605	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2023 Heated Area: 1592 HX Base Yr 2023



362 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		258,129
TOTAL MARKET OB/XF VALUE		2,223
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		295,352
SOH/AGL Deduction		13,107
ASSESSED VALUE		282,245
TOTAL EXEMPTION VALUE	HX HB 13	282,245
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		295,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38315	SFR	816	07/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1353	4/14/2022	WD	Q	I	01	305,000
GRANTOR: STOVALL JACQUELINE						
GRANTEE: PEDEN CURTIS						
1404/2110	1/30/2020	WD	Q	I	01	220,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: JACQUELINE STOVALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W5 D1 L2 W3 FOP= N12 W14 S12 E14$ W29 S30 E14 FOP= S4 E7 N9 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	988.00	UT	2.25	2.25	100	2019	2019	3	100	2,223	

LAND DESCRIPTION

TOTAL OB/XF 2,223

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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/21/2024 BY JB Total Acres: 0.66 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS