

LOT 52 MAY-FAIR S/D UNIT 3.  
WD 1316-695, WD 1334-2590, WD 14

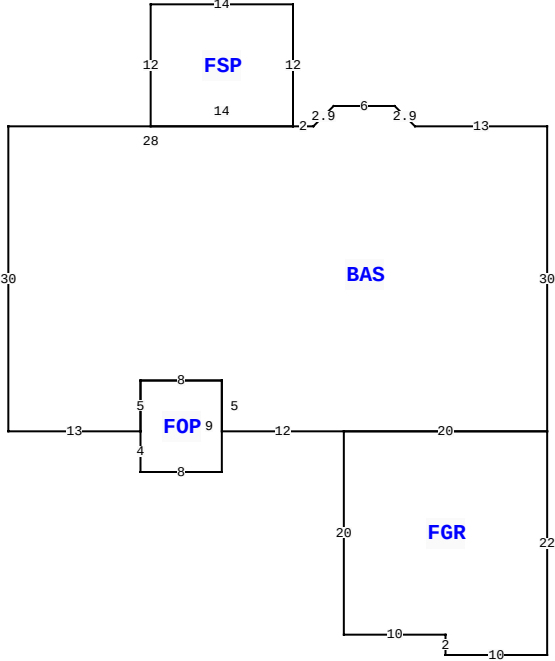
DURHAM NELLA G  
298 SW MAYFAIR DR  
LAKE CITY, FL 32024

2026

11-4S-16-02911-352



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 19                 | COMMON BRK 100 |
| Roof Structure           | 08                 | IRREGULAR 100  |
| Roof Cover               | 03                 | COMP SHNGL 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floor           | 13                 | LAM/VNLPLK 80  |
| Interior Floor           | 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         |
| 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    |
| BAS                      | 1,566              | 100            |
| FGR                      | 420                | 55             |
| FOP                      | 72                 | 30             |
| FSP                      | 168                | 40             |
| TOTALS                   | 2,226              | 1,886          |

| MARKET ADJUSTMENTS                                                                 |                  |             |             |                |                      |      |      |      |      |    |      |        |
|------------------------------------------------------------------------------------|------------------|-------------|-------------|----------------|----------------------|------|------|------|------|----|------|--------|
| TYPE                                                                               | MDL              | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW       | AYB  | EYB  | ECON | FNCT | CV | NORM | % COND |
| 0100                                                                               | 01               | 1,886       | 125.3637    | 140.41         | 264,813              | 2020 | 2020 | 0    | 0    | 1  | 5.00 | 94.00  |
| 1 SINGLE FAM 100% - 2021 Heated Area: 1566 HX Base Yr 2021                         |                  |             |             |                |                      |      |      |      |      |    |      |        |
|  |                  |             |             |                |                      |      |      |      |      |    |      |        |
| AREA TYPE                                                                          | TOTAL GROSS AREA | PCT OF BASE | YEAR        | TOT ADJ AREA   | SUBAREA MARKET VALUE |      |      |      |      |    |      |        |
| BAS                                                                                | 1,566            | 100         |             | 1,566          | 206,689              |      |      |      |      |    |      |        |
| FGR                                                                                | 420              | 55          |             | 231            | 30,489               |      |      |      |      |    |      |        |
| FOP                                                                                | 72               | 30          |             | 22             | 2,904                |      |      |      |      |    |      |        |
| FSP                                                                                | 168              | 40          |             | 67             | 8,843                |      |      |      |      |    |      |        |
| TOTALS                                                                             | 2,226            |             |             | 1,886          | 248,924              |      |      |      |      |    |      |        |

|                              |    |          |                   |              |            |                |   |           |                    |                     |  |                      |  |            |     |
|------------------------------|----|----------|-------------------|--------------|------------|----------------|---|-----------|--------------------|---------------------|--|----------------------|--|------------|-----|
| 298 SW MAYFAIR LN, LAKE CITY |    |          |                   |              |            |                |   |           |                    | XF DATE<br>INC DATE |  | LAND DATE<br>AG DATE |  | 04/03/2025 | MLU |
| UNITS                        | UT | Adj R    | ADJ UNIT<br>PRICE | ORIG<br>COND | YEAR<br>ON | YEAR<br>ACTUAL | Q | %<br>COND | OB/XF MKT<br>VALUE | NOTES               |  |                      |  |            |     |
| 588.00                       | UT | 2.25     | 2.25              | 100          | 2020       | 2020           | 3 | 100       | 1,323              |                     |  |                      |  |            |     |
| 1.00                         | UT | 2,800.00 | 2,800.00          | 100          | 2024       | 2023           |   | 100       | 2,800              |                     |  |                      |  |            |     |
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