SE1/4 OF NW1/4 AS LIES W OF CR-2
EX 2.17 AC DESC IN 1012-840. & E
IN 1117-671 & EX 4.80 AC DESC IN

MAYO ALBERT K
8920 NW 12TH AVE
MIAMI, FL 33150

2025

15-3S-16-02134-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

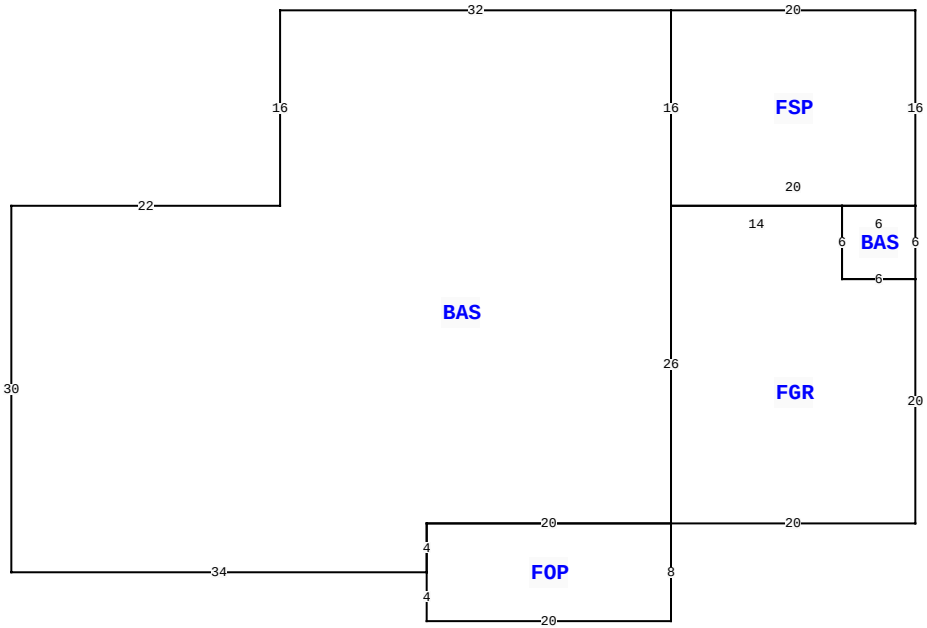
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	15316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	2,919
BAS	2,052	100		2,052	166,351
FGR	484	55		266	21,564
FOP	160	30		48	3,892
FSP	320	40		128	10,377
TOTALS	3,052			2,530	205,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,530	111.3560	124.72	315,542	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2022 Heated Area: 2088 HX Base Yr



177 NW WALTER MAYO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,102
TOTAL MARKET OB/XF VALUE	47,250
TOTAL LAND VALUE - MARKET	96,160
TOTAL MARKET VALUE	263,438
SOH/AGL Deduction	0
ASSESSED VALUE	263,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,438
TOTAL JUST VALUE	348,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049483	Electrical Servic	0	03/22/2024
25336	SFR	849	12/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/360	4/30/2021	WD	U	I	30	250,000
GRANTOR: MAYO ALBERT K						
GRANTEE: MAYO ALBERT K						
1093/1760	1/07/2006	QC	Q	I	01	100
GRANTOR: ESTELLA MAYO						
GRANTEE: ALBERT K MAYO ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S16 W22 S30 E34 FOP= S4 E20 N8 W20 S4$ N4 E20FGR= E20 N20 BAS= N6 W6 S6 E6$ W6 N6 W14 S26$ N26 FSP= E20 N16 W20 S16$ N16$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0280	POOL R/CON	0	0	0	0	576.00	UT	70.00	70.00	100	2023	2022		97	39,110	
6	0166	CONC,PAVMT	0	0	0	0	680.00	UT	3.00	3.00	100	2023	2022		100	2,040	
7	0166	CONC,PAVMT	0	0	0	0	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 47,250

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	280.00	280.00	3,086							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.02	AC		1.00	1.00	1.00	8,000.00	8,000.00	88,160							

REVIEW DATE 02/17/2023 BY KS Total Acres: 12.02 Total Land Value: 11,086 Market: 88,160 Agricultural: 3,086 Common: 8,000 PRINTED 06/10/2025 BY SYS