N1/2 OF S1/2 OF NE1/4 OF SW1/4 L
FT CO RD.

PHILLIPS ALBERT WAYNE/GRANT KATHRYN L
504 SE MAYHALL TER
LAKE CITY, FL 32025

2025

35-4S-17-09030-042

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

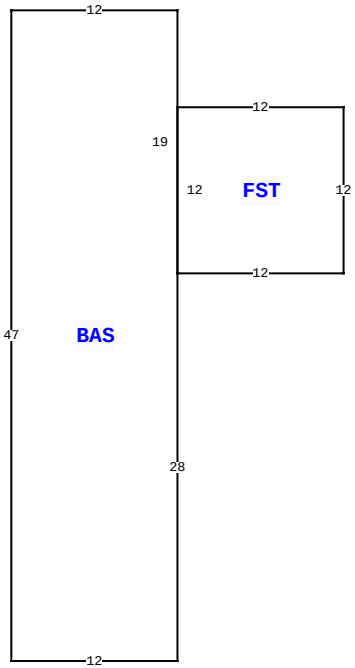
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100		564	7,964
FST	144	55		79	1,116
TOTALS	708			643	9,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	643	64.1835	35.30	22,698	1969	1969	0	0	0	60.00	40.00

1 MH/NOTITLE – 33% - 2024 Heated Area: 564 HX Base Yr 2024



502 SE MAYHALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,411
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		34,560
TOTAL MARKET VALUE		63,071
SOH/AGL Deduction		123
ASSESSED VALUE		62,948
TOTAL EXEMPTION VALUE	HA HAB	13,981
BASE TAXABLE VALUE		48,967
TOTAL JUST VALUE		63,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29107	MAINT/ALTR	35	12/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/103	5/17/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT (PHILL
GRANTEE: PHILLIPS ALBERT WAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S47 E12 N28 FST= E12 N12 W12 S12$ N19$.

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	33	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	9945	Well/Sept	0	33	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	0102	C	SFR/MH	33		A-1	0.00	0.00	3.32	AC		1.00	1.00	1.00	8,000.00	8,000.00	26,560							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 4.32 Total Land Value: 34,560 Market: 0 Agricultural: 0 Common: 34,560 PRINTED 05/23/2025 BY SYS

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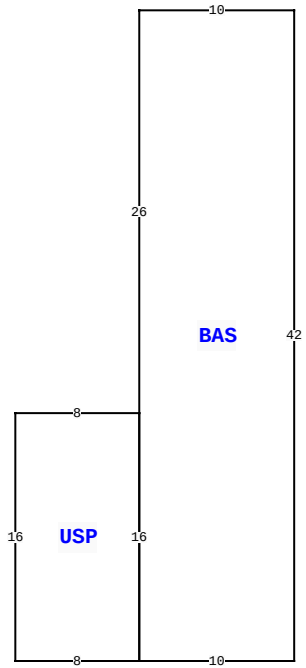
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	5,719
USP	128	35		45	613
TOTALS	548			465	6,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	465	61.8885	34.04	15,829	1965	1965	0	0	0	60.00	40.00

2 MH/NOTITLE – 0% - 2024 Heated Area: 420 HX Base Yr 2024



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GRANTOR: CLERK OF COURT (PHILL

GRANTEE: PHILLIPS ALBERT WAY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S26 USP= W8 S16 E8 N16$ S16 E10 N42$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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