LOT 6 MAY-FAIR S/D UNIT 2.

789-1375, 802-2155, WD 1087-1624

KNIGHT JAMES BRADLEY/KNIGHT COURTNEY CHEYENNE
434 SW PILOTS WAY
LAKE CITY, FL 32024

2027

02-4S-16-02911-206

BUILDING CHARACTERISTICS

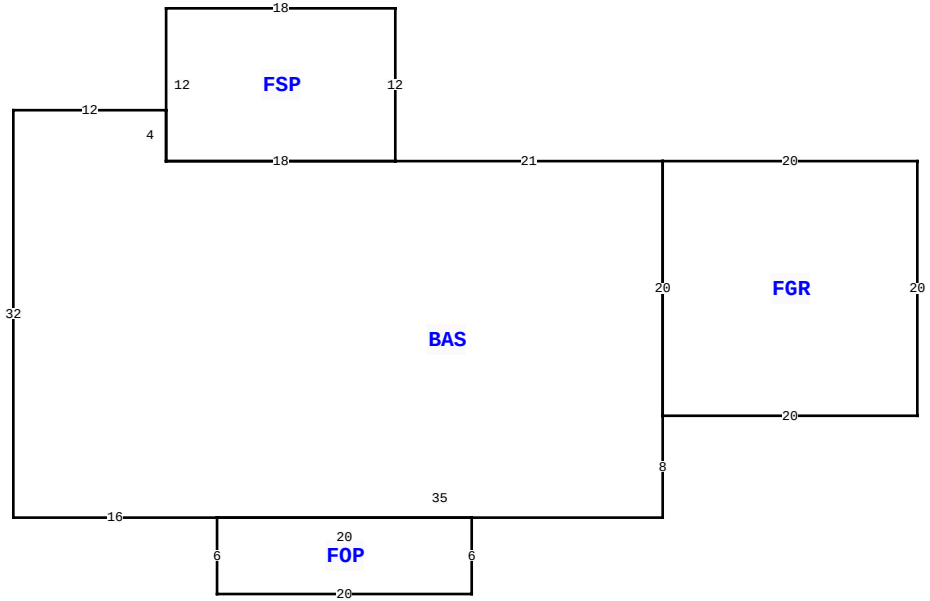
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	129,028
FGR	400	55		220	19,232
FOP	120	30		36	3,147
FSP	216	40		86	7,518
TOTALS	2,212			1,818	158,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,818	119.2000	131.12	238,376	1994	1994	0	0	0	33.33	66.67

1 SINGLE FAM 100% - 2022 Heated Area: 1476 HX Base Yr 2022



434 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2,505.00	UT	1.50	1.50	100	0	0	3	100	3,758	
2	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00	70.00	100	1998	1998	3	40	8,624	
3	0264	PRCH,FSP	0	100	20	41	820.00	UT	4.00	4.00	100	1998	1998	3	100	3,280	
4	0060	CARPORT F	0	100	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2019		65	3,900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,925
TOTAL MARKET OB/XF VALUE		25,342
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		226,267
SOH/AGL Deduction		17,988
ASSESSED VALUE		208,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,868
TOTAL JUST VALUE		226,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051251	Generator	0	10/25/2024
000044542	Roof Replacement	11,885	05/26/2022
000044483	Solar Power Syste	46,534	05/19/2022
14627	POOL	145	10/16/1998
8026	SFR	43,000	01/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1702	11/12/2021	WD	U	I	12	210,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KNIGHT JAMES BRADLE						
1446/2233	9/08/2021	CT	U	I	18	161,000
GRANTOR: COMBS FOREST B						
GRANTEE: MORTGAGE EQUITY CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= N12 W18 S12 E18$ W18 N4 W12 S32 E16 FOP= S6 E20 N6 W20$ E35 N8 FGR= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 25,342

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	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 03/05/2026 BY robin Total Acres: 0.71 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS