LOT 7 MAY-FAIR S/D UNIT 2.
ORB 785-1571, 900-163,

MORILLEAU SERGE/MORILLEAU EILEEN
435 SW PILOTS WAY
LAKE CITY, FL 32024

**2026**

**02-4S-16-02911-207**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

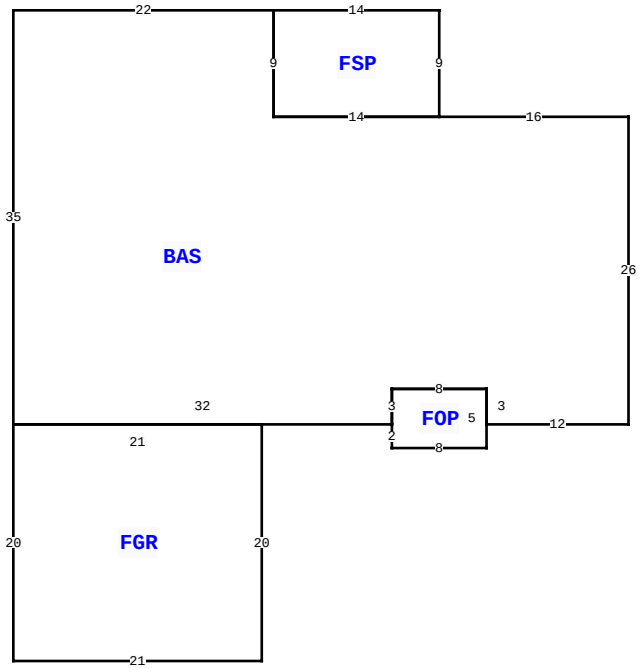
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 1,526 | 100 | | 1,526 | 130,185 |
| FGR | 420 | 55 | | 231 | 19,707 |
| FOP | 40 | 30 | | 12 | 1,024 |
| FSP | 126 | 40 | | 50 | 4,266 |
| TOTALS | 2,112 | | | 1,819 | 155,180 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,819 | 114.2460 | 127.96 | 232,759 | 1994 | 1994 | 0 | 0 | 0 | 33.33 | 66.67 |

1 SINGLE FAM 100% - 2008 Heated Area: 1526 HX Base Yr 2008




435 SW PILOTS WAY, 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 | | 155,180 |
| TOTAL MARKET OB/XF VALUE | | 7,291 |
| TOTAL LAND VALUE - MARKET | | 38,500 |
| TOTAL MARKET VALUE | | 200,971 |
| SOH/AGL Deduction | | 72,111 |
| ASSESSED VALUE | | 128,860 |
| TOTAL EXEMPTION VALUE | HX HB SX | 101,411 |
| BASE TAXABLE VALUE | | 27,449 |
| TOTAL JUST VALUE | | 200,971 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 203,485 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0900/0163 | 4/03/2000 | WD | Q | I | | 96,700 |
| GRANTOR: W KINNEY | | | | | | |
| GRANTEE: SERGE & EILEEN MORI | | | | | | |
| 0785/1571 | 1/27/1994 | WD | Q | I | | 79,900 |
| GRANTOR: PETER W GIEBEIG | | | | | | |
| GRANTEE: WILLIAM J KINNEY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= N9 W14 S9 E14$W14 N9 W22 S35 FGR= S20 E21 N20 W21$ E32 FOP= S2 E8 N5 W8S3$ N3 E8 S3 E12 N26$.

## 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 | 890.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 1,335 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 16 | 18 | 288.00 | UT | 4.50 | 4.50 | 100 | 2009 | 2009 | 3 | 100 | 1,296 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 700 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | 160.00 | UT | 12.00 | 12.00 | 50 | 2009 | 2009 | 3 | 50 | 960 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2024 | 2023 | | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,291

| 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 | 1.10 | 35,000.00 | 38,500.00 | 38,500 | | | | | | | |

REVIEW DATE 08/25/2023 BY JB Total Acres: 0.78 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 06/08/2026 BY SYS