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

2027

02-4S-16-02911-207

BUILDING CHARACTERISTICS

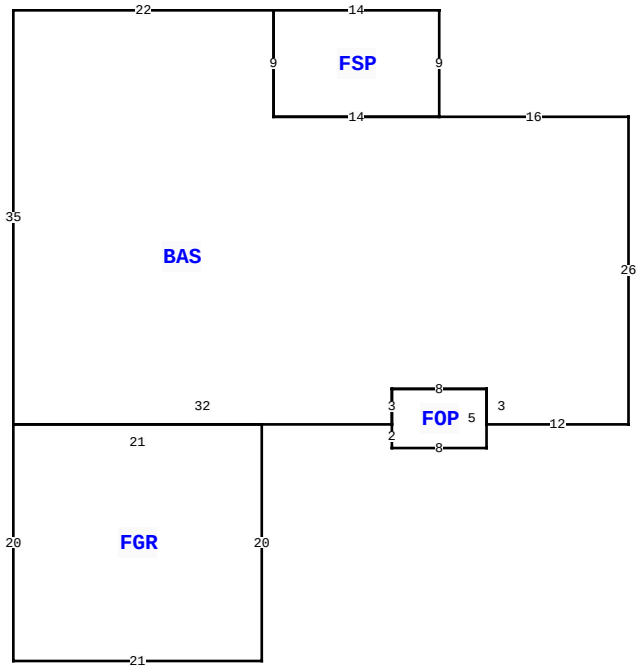
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	127,854
FGR	420	55		231	19,354
FOP	40	30		12	1,005
FSP	126	40		50	4,190
TOTALS	2,112			1,819	152,404

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	125.67	228,594	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	04/03/2025 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		152,404
TOTAL MARKET OB/XF VALUE		7,291
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		198,195
SOH/AGL Deduction		65,469
ASSESSED VALUE		132,726
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		31,315
TOTAL JUST VALUE		198,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,971

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$.

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 11/17/2026 BY SYS