LOT 10 MAY-FAIR S/D UNIT 2.

794-835, WD 1045-1611, QC 1050-1

PHLC HOLDINGS LLC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2027

02-4S-16-02911-210

BUILDING CHARACTERISTICS

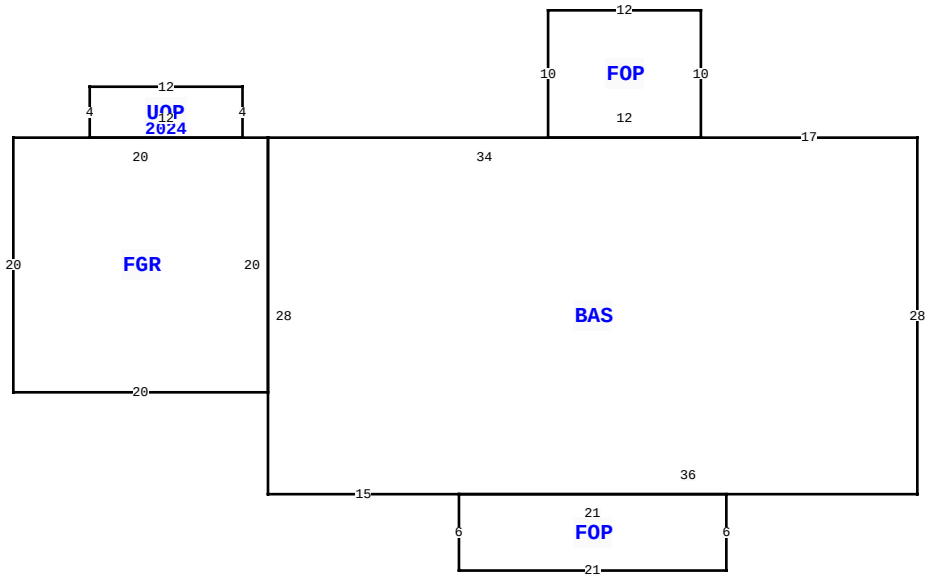
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,428	100		1,428	128,978
FGR	400	55		220	19,871
FOP	120	30		36	3,251
FOP	126	30		38	3,432
UOP	48	20	2024	10	903
TOTALS	2,122			1,732	156,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	119.0000	130.90	226,719	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2022 Heated Area: 1428 HX Base Yr



353 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0	0	0	1,129.00	UT	2.00	2.00	100	0	0	3	100	2,258	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	156,436
TOTAL MARKET OB/XF VALUE	2,658
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	194,094
SOH/AGL Deduction	0
ASSESSED VALUE	194,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,094
TOTAL JUST VALUE	194,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32208	MAINT/ALTR	35	08/14/2014
8215	SFR	42,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1420	12/22/2021	WD	Q	I	01	221,400
GRANTOR: WOODS REBA K						
GRANTEE: PHLC HOLDINGS LLC						
1202/0508	9/12/2010	WD	U	I	12	98,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: CARL A & REBA K WOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W34 S28 E15 E36 N28 $
FGR=[ORIG=-51,0] W20 S20 E20 N20 $
FOP=[ORIG=-36,28] S6 E21 N6 W21 $
FOP=[ORIG=-17,0] N10 W12 S10 E12 $
UOP=[YR=2024;ORIG=-65,-4] E12 S4 W12 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,658

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/25/2023 BY JB Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS