LOT 4 UNIT 4 MAY-FAIR S/D.

WD 1014-733,WD 1113-686, WD 1187

COBB STEPHANIE LYNN
205 SW FRITZ GLN
LAKE CITY, FL 32024

2027

02-4S-16-02911-404

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 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

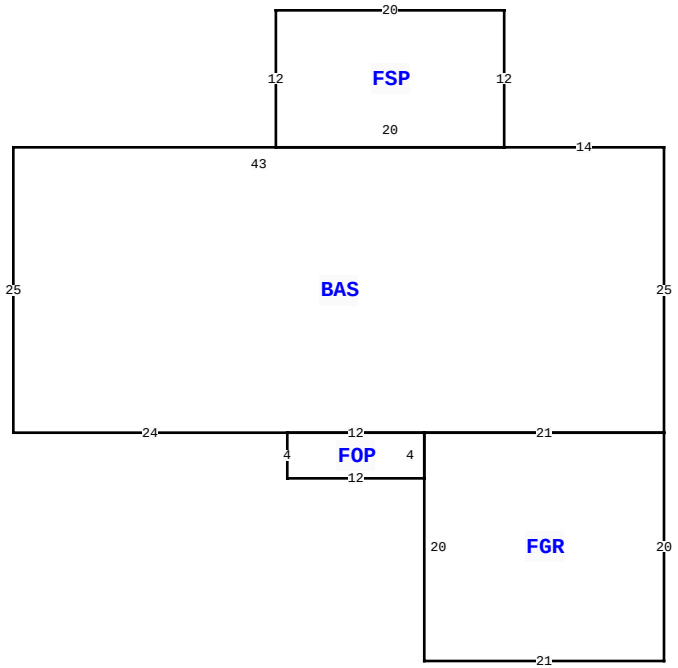
NEIGHBORHOOD/LOC 2416.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	130,353
FGR	420	55		231	21,131
FOP	48	30		14	1,281
FSP	240	40		96	8,782
TOTALS	2,133			1,766	161,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	118.8000	130.68	230,781	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1425 HX Base Yr 2013



205 SW FRITZ GLN, 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	100	0	0	826.00	UT	1.50	1.50	100	1995	1995	3	100	1,239	
2	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,547
TOTAL MARKET OB/XF VALUE	3,139
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	199,686
SOH/AGL Deduction	69,090
ASSESSED VALUE	130,596
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	79,185
TOTAL JUST VALUE	199,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/1198	3/29/2012	WD	Q	I	01	123,000
GRANTOR: ROBERT M FOTI						
GRANTEE: STEPHANIE LYNN COBB						
1187/2146	1/19/2010	WD	Q	I	01	120,000
GRANTOR: WILLIAM R COSGRAVE						
GRANTEE: ROBERT M FOTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N12 W20 S12 E20$ W43 S25 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,139

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		00	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: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS