LOT 7 UNIT 4 MAY-FAIR S/D.

WD 1014-1, DC 1559-1333, LE 1559

MCWILLIAMS JANICE M
204 SW FRITZ GLEN RD
LAKE CITY, FL 32024

2027

02-4S-16-02911-407

BUILDING CHARACTERISTICS

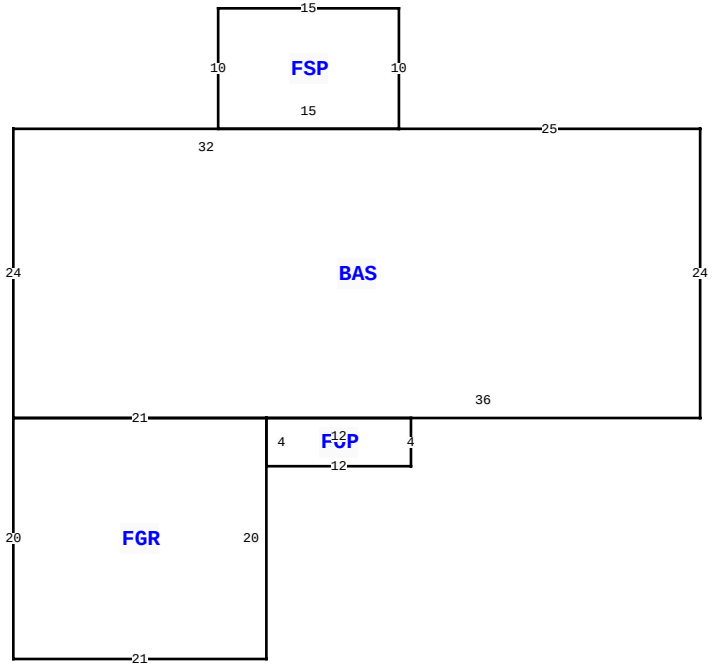
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,368	100		1,368	124,831
FGR	420	55		231	21,079
FOP	48	30		14	1,278
FSP	150	40		60	5,475
TOTALS	1,986			1,673	152,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	119.7900	131.77	220,451	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2005 Heated Area: 1368 HX Base Yr 2005



204 SW FRITZ GLN, 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	1,089.00	UT	1.50	1.50	100	1995	1995	3	100	1,634	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	0060	CARPORT F	0	100	12	35	420.00	UT	4.50	4.50	100	2009	2009	3	100	1,890	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,662
TOTAL MARKET OB/XF VALUE	4,024
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	191,686
SOH/AGL Deduction	64,887
ASSESSED VALUE	126,799
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	25,388
TOTAL JUST VALUE	191,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1334	1/27/2026	LE	U	I	14	100
GRANTOR: MCWILLIAMS JANICE M						
GRANTEE: MCWILLIAMS JANICE M						
1014/0001	4/30/2004	WD	Q	I		125,000
GRANTOR: SUSAN A BRUCK						
GRANTEE: ROBERT A & JANICE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N10 W15 S10 E15$ W32 S24 FGR= S20 E21 N20W21$ E21 FOP= S4 E12 N4 W12$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,024

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