LOT 2 MAY-FAIR S/D.

777-1332, WD 1074-1917, WD 1124-

BLACK LOUANN M
128 SW MAYFAIR LN
LAKE CITY, FL 32024

**2027**

**11-4S-16-02911-102**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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

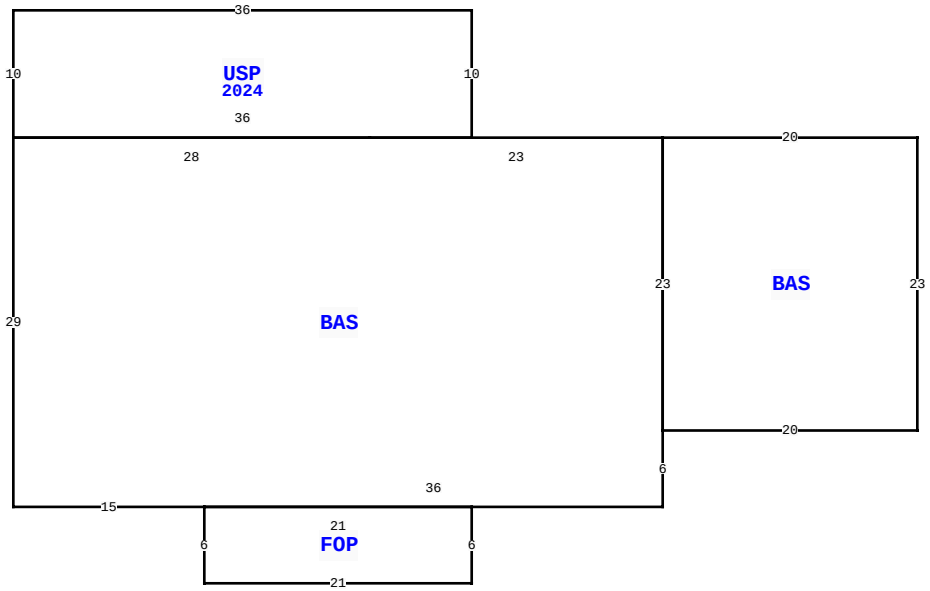
NEIGHBORHOOD/LOC 11416.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 460 | 100 | | 460 | 42,849 |
| BAS | 1,479 | 100 | | 1,479 | 137,769 |
| FOP | 126 | 30 | | 38 | 3,540 |
| USP | 360 | 35 | 2024 | 126 | 11,737 |
| TOTALS | 2,425 | | | 2,103 | 195,895 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,103 | 126.3910 | 139.03 | 292,380 | 1992 | 1992 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 1939 HX Base Yr 2021




128 SW MAYFAIR LN, 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 | 20 | 90 | 1,800.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 2,520 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 80.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 600 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 20 | 25 | 500.00 | UT | 11.00 | 11.00 | 100 | 2019 | 2019 | 3 | 100 | 5,500 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 25 | 300.00 | UT | 1.50 | 1.50 | 100 | 2019 | 2019 | 3 | 100 | 450 | |
| 6 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,400.00 | 5,400.00 | 100 | 2024 | 2023 | | 100 | 5,400 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 195,895 |
| TOTAL MARKET OB/XF VALUE | 15,070 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 245,965 |
| SOH/AGL Deduction | 57,570 |
| ASSESSED VALUE | 188,395 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 136,984 |
| TOTAL JUST VALUE | 245,965 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 249,530 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28420 | RELOCATE | 30 | 03/15/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1412/1525 | 5/29/2020 | WD | Q | I | 01 | 175,000 |
| GRANTOR: DENNIS R & KIMBERLEE | | | | | | |
| GRANTEE: LOUANN M BLACK | | | | | | |
| 1318/1777 | 6/09/2016 | QC | U | I | 11 | 100 |
| GRANTOR: CONNIE M DUMAS | | | | | | |
| GRANTEE: DENNIS R DUMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W28 S29 E15 E36 N6 N23 $
BAS=[ORIG=0,23] E20 N23 W20 S23 $
FOP=[ORIG=-36,29] S6 E21 N6 W21 $
USP=[YR=2024;ORIG=-51,-10] E36 S10 W36 N10 $
.

## LAND DESCRIPTION

TOTAL OB/XF 15,070

| 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 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS