LOT 4 MAY-FAIR S/D.

770-1115, 867-682, 983-1684, FJ

FIRST FEDERAL BANK
4705 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

11-4S-16-02911-104

BUILDING CHARACTERISTICS

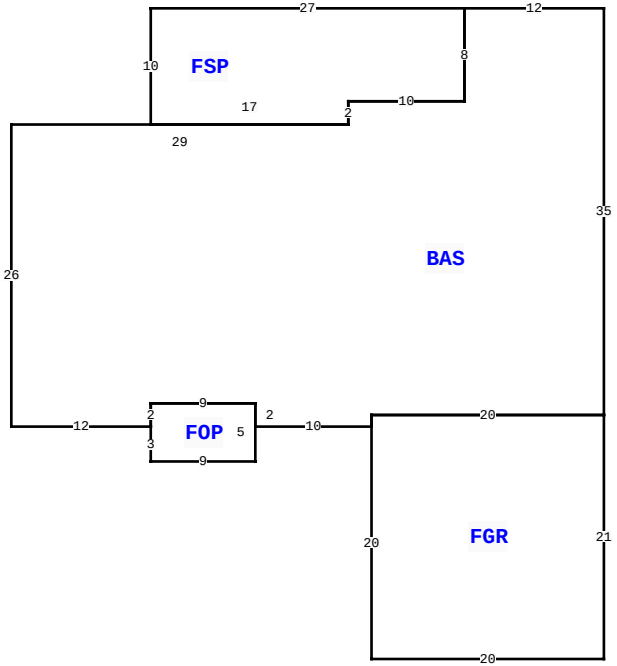
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	121,501
FGR	420	55		231	19,655
FOP	45	30		14	1,191
FSP	250	40		100	8,509
TOTALS	2,143			1,773	150,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	119.0000	130.90	232,086	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1428 HX Base Yr 2004



184 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	0258	PATIO	0	100	8	12	96.00	UT	1.40	1.40	100	0	0	3	100	134	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,562.00	UT	1.40	1.40	100	0	0	3	100	2,187	
4	0120	CLFENCE 4	0	100	0	0	350.00	UT	5.50	5.50	100	1994	1994	3	100	1,925	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	150,856
TOTAL MARKET OB/XF VALUE	9,946
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	195,802
SOH/AGL Deduction	46,109
ASSESSED VALUE	149,693
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	98,282
TOTAL JUST VALUE	195,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37205	MAINT/ALTR	75	09/12/2018
6252	SFR	0	07/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/457	8/26/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT (SHEP						
GRANTEE: FIRST FEDERAL BANK						
1460/1573	2/20/2022	QC	U	I	11	0
GRANTOR: SHEPARD THADDEUS B						
GRANTEE: SHEPARD THADDEUS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= W27 S10 E17 N2 E10 N8$ S8 W10 S2 W29 S26 E12
FOP= S3 E9 N5 W9 S2 $ N2 E9 S2 E10 FGR= S20 E20 N21 W20 S1$
N1 E20 N35$.

LAND DESCRIPTION

TOTAL OB/XF 9,946

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