LOT 6 MAY-FAIR S/D.

798-447, 807-1461, 853-125, DC 1

HILL PHILLIP W
224 SW MAYFAIR LN
LAKE CITY, FL 32025

2027

11-4S-16-02911-106

BUILDING CHARACTERISTICS

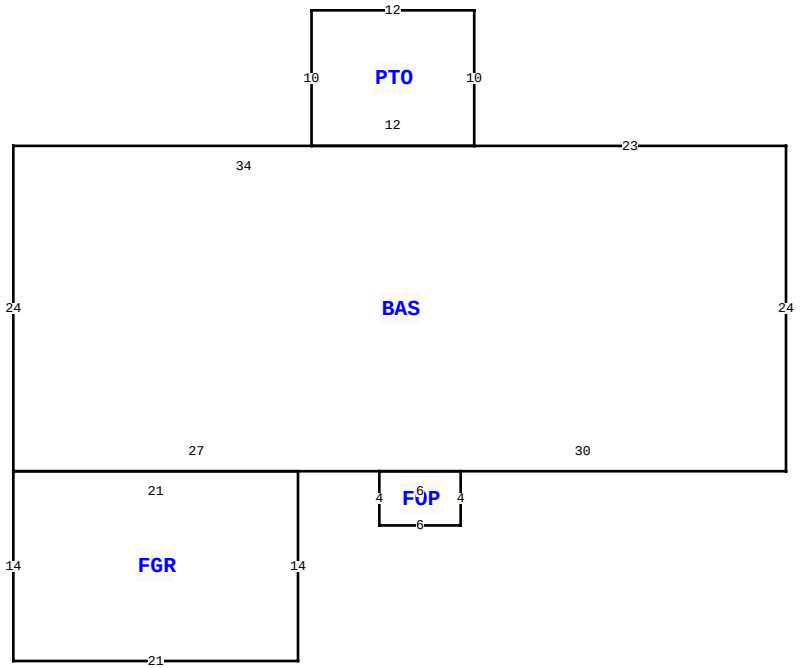
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,368	100		1,368	159,389
FGR	294	55		162	18,875
FOP	24	30		7	815
PTO	120	5		6	699
TOTALS	1,806			1,543	179,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,543	132.3960	145.64	224,723	1994	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1368 HX Base Yr 2020



224 SW MAYFAIR LN, 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	1,102.00	UT	1.50	1.50	100	0	0	3	100	1,653	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	5.50	5.50	100	1994	1994	3	100	2,200	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1994	1994	3	100	1,440	
4	0251	LEAN TO W/	0	100	13	16	208.00	UT	3.00	3.00	100	1994	1994	3	100	624	
5	0031	BARN,MT AE	0	100	13	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,778
TOTAL MARKET OB/XF VALUE		9,717
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		224,495
SOH/AGL Deduction		56,502
ASSESSED VALUE		167,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,582
TOTAL JUST VALUE		224,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38004	MAINT/ALTR	75	04/18/2019
8071	SFR	42,000	02/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/2033	9/17/2019	QC	U	I	30	100
GRANTOR: JANA E HILL						
GRANTEE: PHILLIP W HILL						
1380/2491	3/20/2019	WD	Q	I	01	147,400
GRANTOR: EDNA Y LLOYD						
GRANTEE: PHILLIP W & JANA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 PTO= N10 W12 S10 E12$ W34 S24 FGR= S14 E21 N14W21$ E27 FOP= S4 E6 N4 W6$ E30 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,717

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