LOT 11 MAY-FAIR S/D.

775-148, 806-1522, 808-1945, 809

PATEL YATINCHAI/PATEL PALAKBEN
445 SW DEXTER CIR 204
LAKE CITY, FL 32025

2027

11-4S-16-02911-111

BUILDING CHARACTERISTICS

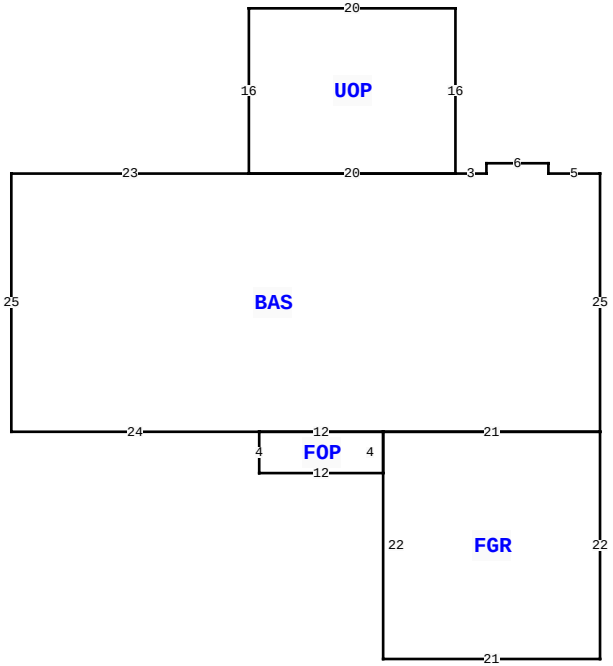
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,431	100		1,431	164,272
FGR	462	55		254	29,158
FOP	48	30		14	1,607
UOP	320	20		64	7,347
TOTALS	2,261			1,763	202,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	139.1500	153.06	269,845	1993	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2022 Heated Area: 1431 HX Base Yr



206 SW PILOTS WAY, 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	989.00	UT	2.00	2.00	100	0	0	3	100	1,978	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	202,384
TOTAL MARKET OB/XF VALUE	5,378
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	242,762
SOH/AGL Deduction	0
ASSESSED VALUE	242,762
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	242,762
TOTAL JUST VALUE	242,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	246,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6867	SFR	36,000	02/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1236	8/27/2021	WD	Q	I	01	215,000
GRANTOR: RICHTER CHARLES						
GRANTEE: PATEL YATINCHAI						
1410/1705	4/24/2020	WD	Q	I	01	174,900
GRANTOR: BLUE SKY PROPERTY INV						
GRANTEE: CHARLES & HEATHER R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S25 E24 FOP= S4 E12 N4 W12$ E12 FGR= S22 E21N22 W21 $ E21 N25 W5 N1 W6 S1 W3 UOP= N16 W20 S16 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 5,378

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	0		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