LOT 16 MAY-FAIR S/D.
777-779, 777-781, 895-1804, 895-

TAYLOR PATRICIA A
251 SW PILOTS WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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

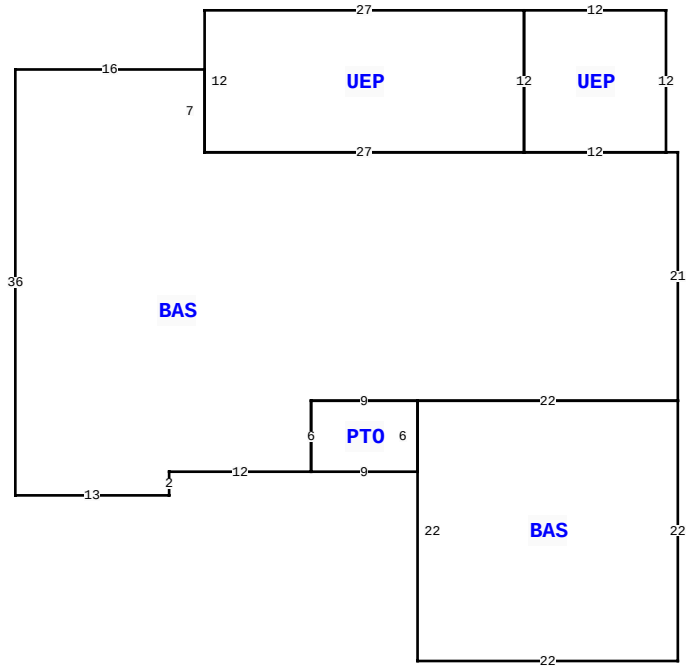
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	43,566
BAS	1,464	100		1,464	131,778
PTO	54	5		3	270
UEP	144	60		86	7,741
UEP	324	60		194	17,462
TOTALS	2,470			2,231	200,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,231	121.4730	138.48	308,949	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1948 HX Base Yr 2024



251 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,817
TOTAL MARKET OB/XF VALUE		10,902
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,719
SOH/AGL Deduction		8,025
ASSESSED VALUE		238,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,283
TOTAL JUST VALUE		246,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,195

PRMT:2:1: NO PERMIT CHARGE DUE TO BURN-OUT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047689	Remodel	4,716	07/17/2023
14704	REMODEL	0	11/06/1998
7092	SFR	39,000	04/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1558/2579	1/14/2026	LE	U	I	14	100
GRANTOR: TAYLOR JAMES O JR (H)						
GRANTEE: TAYLOR PATRICIA A (						
1447/292	9/09/2021	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 UEP= N12 W12 S12 E12$ W12 UEP= N12 W27 S12 E27$ W27 N7 W16 S36 E13 N2 E12 PTO= E9 N6 W9 S6$ N6 E9 BAS= S22 E22 N22 W22$ E22 N21 $.

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	1,581.00	UT	2.00	2.00	100	0	0	3	100	3,162	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN,POLE	0	100	12	18	216.00	UT	2.50	2.50	100	1993	1993	3	100	540	
4	0040	BARN,POLE	0	100	12	20	240.00	UT	2.50	2.50	70	1993	1993	3	70	420	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0060	CARPORT F	0	100	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 10,902

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 03/23/2026 BY robin Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS