LOT 22 MAY-FAIR S/D.
764-1019, 802-2119, WD 1017-1280, WD 1162-1540,QC 1253-110

DOOLEY GREGG AS TRUSTEE OF THE
DOOLEY FAMILY TRUST, 723 SHARON DR
LADY LAKE, FL 32159

2027

11-4S-16-02911-122

BUILDING CHARACTERISTICS

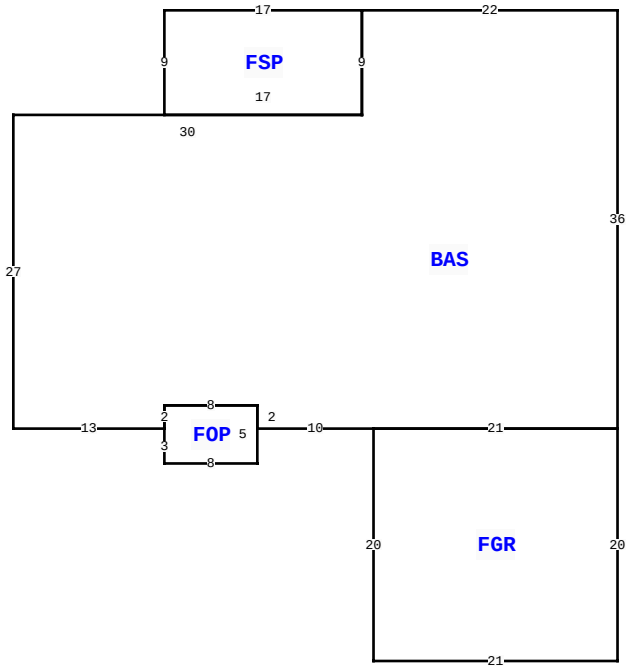
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,586	100		1,586	137,657
FGR	420	55		231	20,050
FOP	40	30		12	1,042
FSP	153	40		61	5,294
TOTALS	2,199			1,890	164,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,890	116.0320	127.64	241,200	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 0 Heated Area: 1586 HX Base Yr



118 SW COURTESY 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,172.00	UT	1.40	1.40	100	0	0	3	100	1,641	
3	0296	SHED METAL	0	0	10	14	140.00	UT	5.00	5.00	100	1993	1993	3	100	700	
4	0169	FENCE/WOOD	0	0	0	0	250.00	UT	6.50	6.50	100	2009	2009	3	100	1,625	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	164,043
TOTAL MARKET OB/XF VALUE	5,166
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	204,209
SOH/AGL Deduction	0
ASSESSED VALUE	204,209
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,209
TOTAL JUST VALUE	204,209
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31434	MAINT/ALTR	50	09/11/2013
6626	SFR	38,000	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/2042	5/04/2018	QC	U	I	11	100
GRANTOR: MARION P DOOLEY						
GRANTEE: GREGG DOOLEY AS TRU						
1337/2750	5/30/2017	LE	U	I	11	100
GRANTOR: MARION P DOOLEY (LIF						
GRANTEE: GREGG DOOLEY, RANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W17 S9 E17 N9$ S9W30 S27 E13 FOP= S3 E8 N5 W8 S2$ N2 E8 S2 E10 FGR= S20 E21 N20 W21$ E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 5,166

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