

LOT 13 MAY-FAIR S/D UNIT 2 & ALS  
 OF LOT 13, RUN E 90.55 FT, S 7 D  
 TO A PT ON N LINE OF LOT 13, RUN

DOUGLAS WALTER R  
 197 SW SARAH CT  
 LAKE CITY, FL 32024

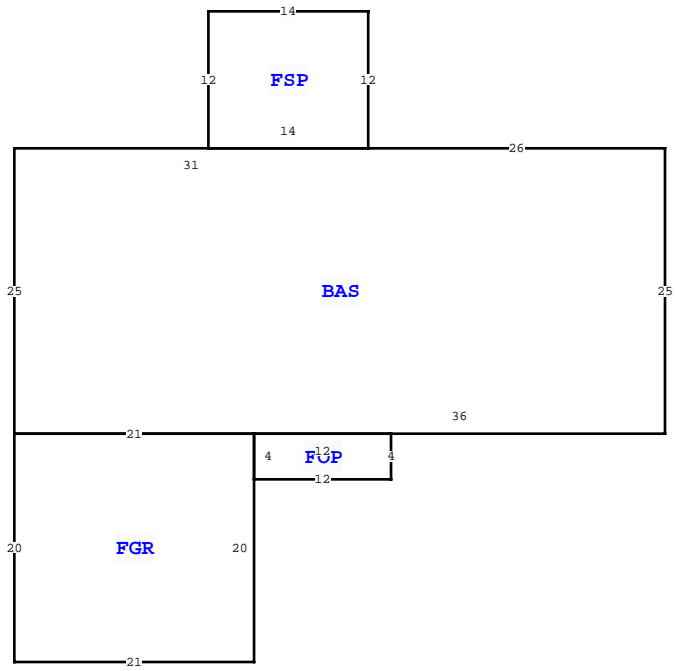
2026

11-4S-16-02911-213



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
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
Architectural Units	05	CONV	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
BAS	1,425	100	
FGR	420	55	
FOP	48	30	
FSP	168	40	
TOTALS	2,061		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007	124.91	216,969	1995	1995	0	0	33.00	67.00
Heated Area: 1425 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		145,369	
TOTAL MARKET OB/XF VALUE		3,692	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		180,561	
SOH/AGL Deduction		63,804	
ASSESSED VALUE		116,757	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		65,346	
TOTAL JUST VALUE		180,561	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1908	7/28/2006	WD	Q	I		175,500
GRANTOR: DENISE C O' STEEN						
GRANTEE: WALTER DOUGLAS						
0804/1317	4/20/1995	WD	Q	I		77,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: DENISE C O' STEEN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 FSP= N12 W14 S12 E14\$ W31 S25 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N25\$.	

EXTRA FEATURES																	
L N	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	928.00	UT	1.50	1.50	100	1995	1995	3	100	1,392	
2	0060	CARPOT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.90	35,000.00	31,500.00	31,500							