LOT 15 MAY-FAIR S/D UNIT 2 REVIS
KNOWN AS REVISED PLAT OF LOTS 15
MAYFAIR S/D UNIT TWO.

SPRADLEY MATTHEW COLT/SPRADLEY KAILYN CHRISTEEN
169 SW SARAH CT
LAKE CITY, FL 32024

2027

11-4S-16-02911-215

BUILDING CHARACTERISTICS

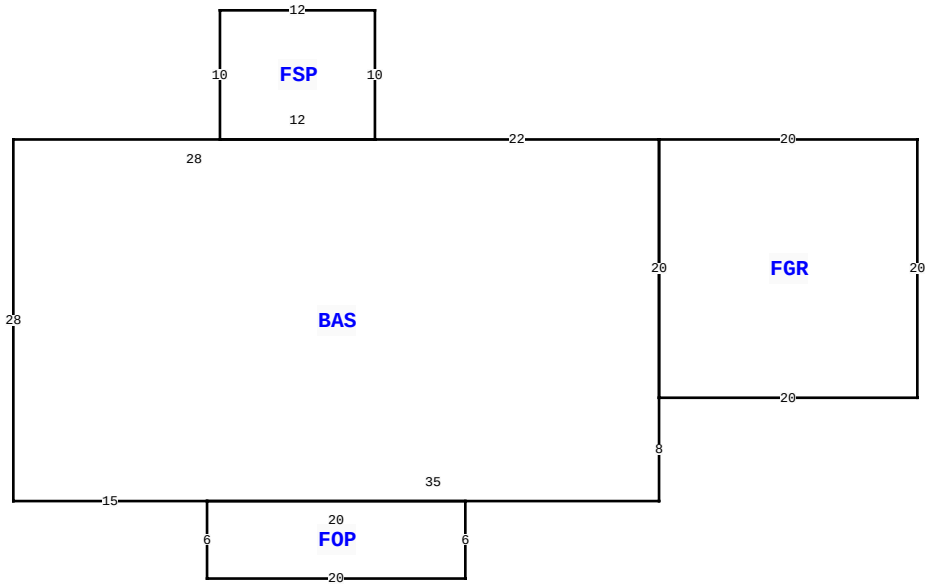
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,400	100		1,400	140,155
FGR	400	55		220	22,025
FOP	120	30		36	3,604
FSP	120	40		48	4,805
TOTALS	2,040			1,704	170,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	115.9340	127.53	217,311	1993	2005	0	0	0	21.50	78.50

1 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr



169 SW SARAH CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
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	0	16	61	976.00	UT	1.50	1.50	100	0	0	3	100	1,464	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,589
TOTAL MARKET OB/XF VALUE	1,464
TOTAL LAND VALUE - MARKET	29,400
TOTAL MARKET VALUE	201,453
SOH/AGL Deduction	12,031
ASSESSED VALUE	189,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,422
TOTAL JUST VALUE	201,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26995	MAINT/ALTR	35	05/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1586	7/14/2026	WD	Q	I	01	278,000
GRANTOR: EDENFIELD ERIKA BARRS						
GRANTEE: SPRADLEY MATTHEW CO						
1459/848	2/07/2022	LE	U	I	14	100
GRANTOR: TRUMBACH RACHEL HELEN						
GRANTEE: EDENFIELD ERIKA BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W12 S10 E12$ W28 S28 E15 FOP= S6 E20N6 W20$ E35 N8 FGR= E20 N20 W20 S20$ N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,464

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	0.84	35,000.00	29,400.00	29,400							

REVIEW DATE 10/26/2026 BY TP Total Acres: 0.95 Total Land Value: 29,400 Market: 0 Agricultural: 0 Common: 29,400 PRINTED 11/17/2026 BY SYS