LOT 22 MAY-FAIR S/D UNIT 2.
ORB 853-2233, WD 1019-2024,

ANDERSON JOSHUA
312 SW PILOTS WAY
LAKE CITY, FL 32024-0800

2027

11-4S-16-02911-222

BUILDING CHARACTERISTICS

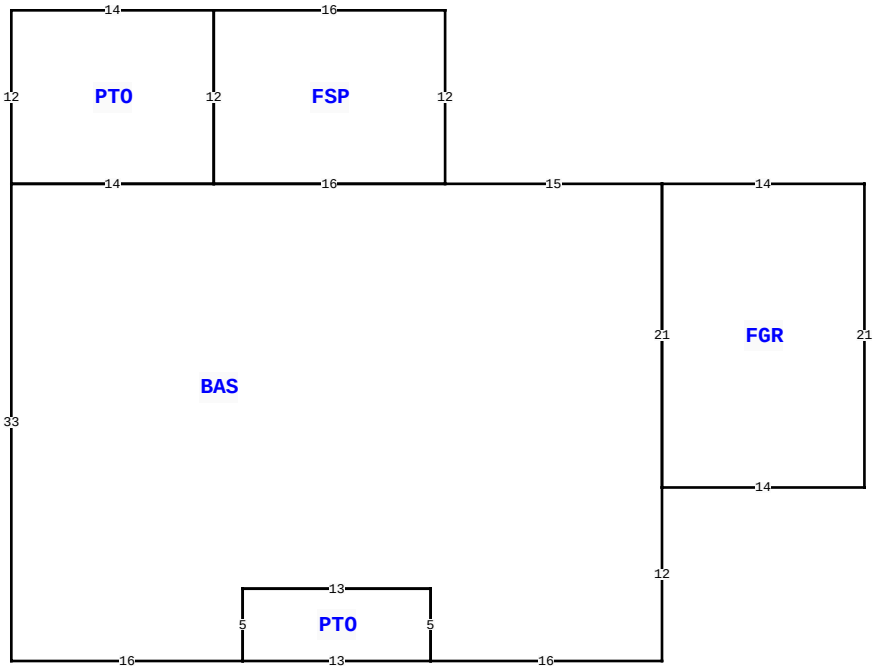
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,420	100		1,420	139,274
FGR	294	55		162	15,889
FSP	192	40		77	7,552
PTO	65	5		3	294
PTO	168	5		8	785
TOTALS	2,139			1,670	163,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	120.9000	132.99	222,093	1995	2000	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr



277 SW COURTESY WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,794
TOTAL MARKET OB/XF VALUE	2,658
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	201,452
SOH/AGL Deduction	0
ASSESSED VALUE	201,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,452
TOTAL JUST VALUE	201,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1009	9/27/2012	WD	U	I	12	71,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JOSHUA ANDERSON						
1120/0637	5/24/2007	WD	Q	I		170,000
GRANTOR: RICHARDO COLON & MERL						
GRANTEE: CHRISTIAN GONZALEZ-						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N12 W16 S12 E16$ W16 PTO= N12 W14 S12 E14$
W14S33 E16 PTO= E13 N5 W13 S5$ N5 E13 S5 E16 N12 FGR= E14
N21 W14 S21$ 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	0	0	0	789.00	UT	2.00	2.00	100	1995	1995	3	100	1,578	
2	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1995	1995	3	100	480	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,658

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