LOT 2 MAY-FAIR S/D UNIT 3.

WD 1228-1813, WD 1241-2308, WD 1

GUGLBERGER PATRICIA
121 SW VANN CT
LAKE CITY, FL 32024

**2027**

**11-4S-16-02911-302**

## BUILDING CHARACTERISTICS

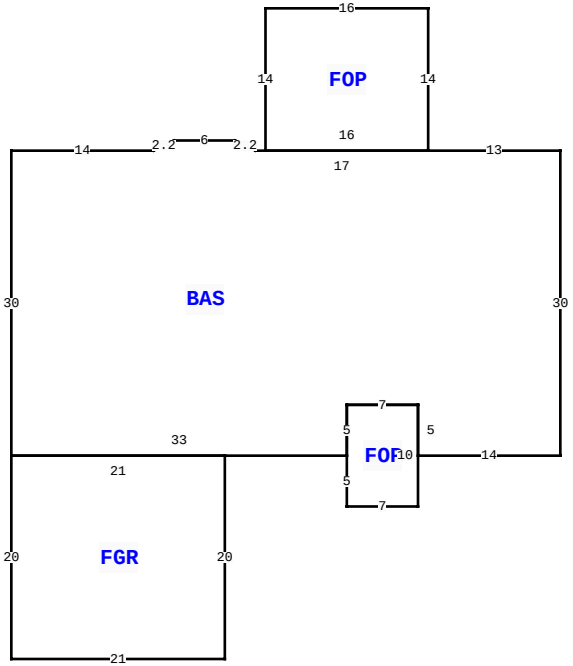
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 11416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,593 | 100 | | 1,593 | 182,647 |
| FGR | 420 | 55 | | 231 | 26,486 |
| FOP | 70 | 30 | | 21 | 2,408 |
| FOP | 224 | 30 | | 67 | 7,682 |
| TOTALS | 2,307 | | | 1,912 | 219,222 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,912 | 121.1700 | 133.29 | 254,850 | 2012 | 2012 | 0 | 0 | 0 | 13.98 | 86.02 |

1 SINGLE FAM 100% - 2017 Heated Area: 1593 HX Base Yr 2017




279 SW MAYFAIR LN, 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 | | 219,222 |
| TOTAL MARKET OB/XF VALUE | | 6,564 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 260,786 |
| SOH/AGL Deduction | | 150,055 |
| ASSESSED VALUE | | 110,731 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 106,411 |
| BASE TAXABLE VALUE | | 4,320 |
| TOTAL JUST VALUE | | 260,786 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 264,767 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1546/985 | 7/16/2025 | LE | U | I | 14 | 100 |
| GRANTOR: GUGLBERGER PATRICIA ( | | | | | | |
| GRANTEE: GUGLBERGER PAUL (RM | | | | | | |
| 1326/2095 | 11/21/2016 | WD | Q | I | 01 | 163,000 |
| GRANTOR: PAMELA T POLITE | | | | | | |
| GRANTEE: ROBERT & PATRICIA G | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W13 FOP= N14 W16 S14 E16$ W17 L2 U1 W6 D1 L2 W14 S30
FGR= S20 E21 N20 W21$ E33 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E14
N30$.

## 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 | 982.00 | UT | 2.00 | 2.00 | 100 | 2012 | 2012 | 3 | 100 | 1,964 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,800.00 | 1,800.00 | 100 | 2024 | 2023 | | 100 | 1,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,564

| 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 11/08/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS