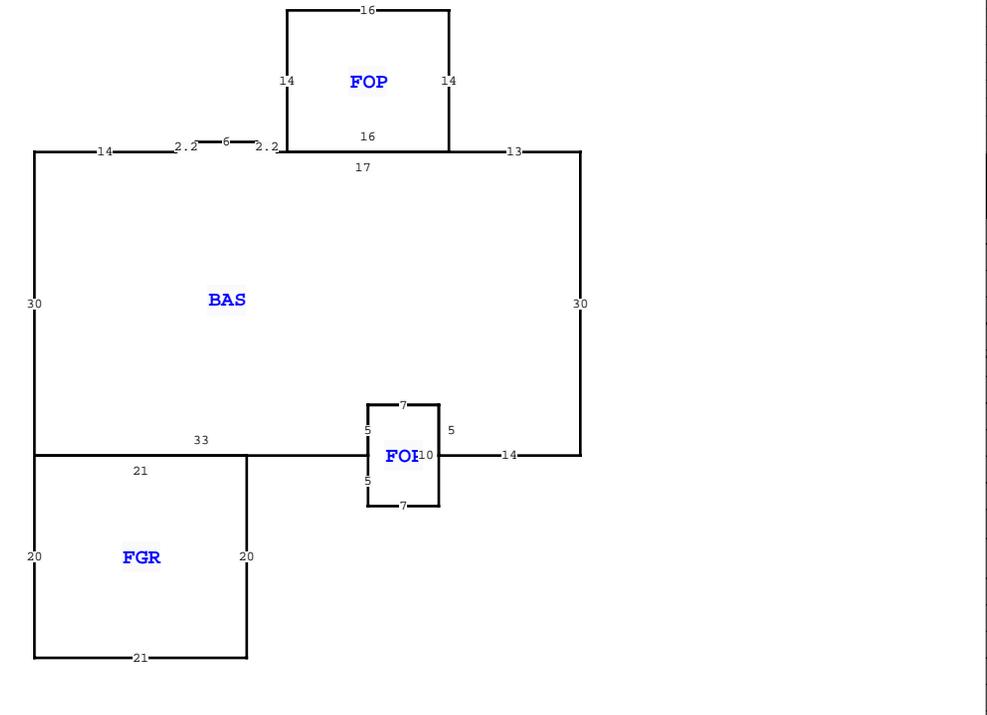




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

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	138.13	264,105	2012	2012	0	0	13.98	86.02



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	189,279
FGR	420	55		231	27,447
FOP	70	30		21	2,495
FOP	224	30		67	7,961
TOTALS	2,307			1,912	227,183

279 SW MAYFAIR LN, LAKE CITY

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

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	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	

TOTAL OB/XF 6,564

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	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,183	
TOTAL MARKET OB/XF VALUE		6,564	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		268,747	
SOH/AGL Deduction		161,241	
ASSESSED VALUE		107,506	
TOTAL EXEMPTION VALUE		HX HB SX WX 106,411	
BASE TAXABLE VALUE		1,095	
TOTAL JUST VALUE		268,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,569	

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\$.	