

LOT 13 MAY-FAIR S/D UNIT 3.  
 WD 1085-739, WD 1149-363,  
 WD 1207-2688,

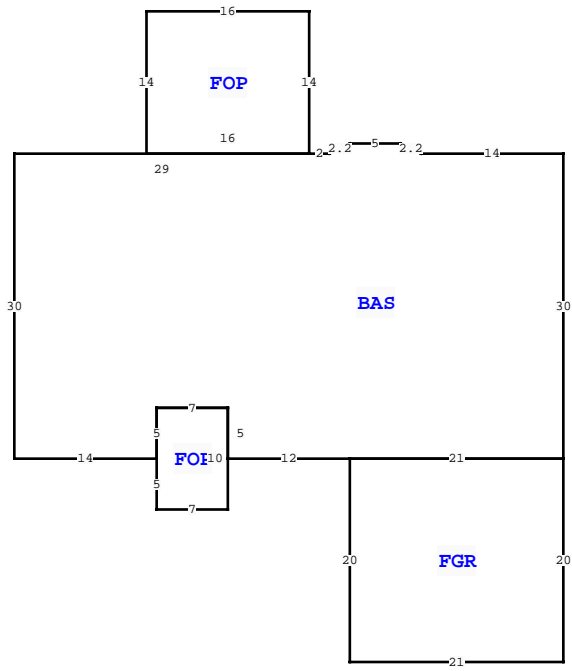
CALDWELL JUNE E  
 170 SW VANN CT  
 LAKE CITY, FL 32024-3893

**2026**

11-4S-16-02911-313  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	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
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
BAS	1,592	100	
FGR	420	55	
FOP	70	30	
FOP	224	30	
TOTALS	2,306		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,911	121.2162	135.76	259,437	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2011 Heated Area: 1592 HX Base Yr 2011											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			217,927
TOTAL MARKET OB/XF VALUE			5,844
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			258,771
SOH/AGL Deduction			133,130
ASSESSED VALUE			125,641
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			74,230
TOTAL JUST VALUE			258,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27921	SFR	678	07/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/2688	12/29/2010	WD	Q	I	01	145,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JUNE E CALDWELL						
1149/0363	4/28/2008	WD	Q	V	03	52,000
GRANTOR: CONCEPT CONSTRUCTION						
GRANTEE: PETER W GIEBEIG						

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	1,353.00	UT	2.25	2.25	100	2009	2009	3	100	3,044	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

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

BUILDING NOTES											
170 SW VANN CT, LAKE CITY											

**BUILDING DIMENSIONS**  
 BAS= W14 L2 U1 W5 D1 L2 W2 FOP= N14 W16 S14 E16\$ W29 S30  
 E14 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 FGR= S20 E21 N20 W21\$  
 E21 N30\$.

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	1.00	35,000.00	35,000.00	35,000							