

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

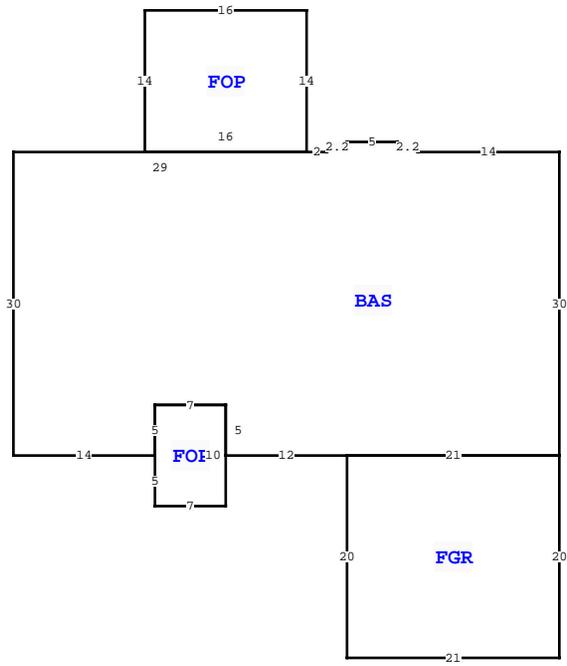
CALDWELL JUNE E  
 170 SW VANN CT  
 LAKE CITY, FL 32024-3893

**2026**

11-4S-16-02911-313  


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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
Architectural	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
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		
1	SINGLE FAM	100%	2011									Heated Area: 1592	HX Base Yr 2011



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,828
TOTAL MARKET OB/XF VALUE		5,844
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		262,672
SOH/AGL Deduction		137,031
ASSESSED VALUE		125,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,230
TOTAL JUST VALUE		262,672
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	0	0	0	2.25	100	2009	2009	3	100	3,044	
2	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2014	2014	3	100	2,800	

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

BUILDING NOTES

**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							