LOT 14 MAY-FAIR S/D UNIT 3.

WD 1148-1197,1198, WD 1318-1077,

LESTOCK NANCY A
150 SW VANN CT
LAKE CITY, FL 32024

2027

11-4S-16-02911-314

BUILDING CHARACTERISTICS

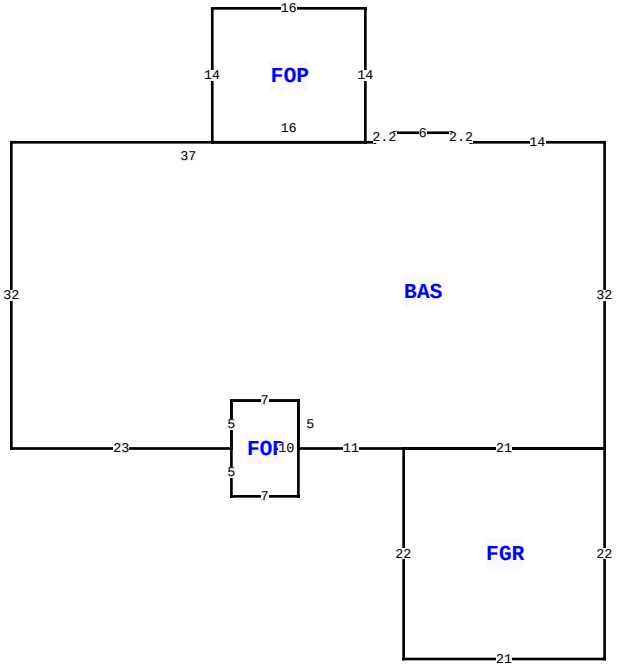
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,957	100		1,957	209,098
FGR	462	55		254	27,139
FOP	70	30		21	2,243
FOP	224	30		67	7,159
TOTALS	2,713			2,299	245,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	117.0256	128.73	295,950	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2026 Heated Area: 1957 HX Base Yr 2026



150 SW VANN CT, LAKE CITY

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

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	1,350.00	UT	3.00	3.00	100	2008	2008	3	100	4,050	
2	0169	FENCE/WOOD	0	100	0	0	243.00	UT	13.50	13.50	75	2009	2009	3	75	2,460	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		245,638
TOTAL MARKET OB/XF VALUE		7,610
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		288,248
SOH/AGL Deduction		0
ASSESSED VALUE		288,248
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		231,837
TOTAL JUST VALUE		288,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25304	SFR	601	12/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1077	7/12/2016	WD	Q	I	01	195,000
GRANTOR: KENNETH P & JACQUELIN						
GRANTEE: JAMES J & NANCY A L						
1148/1198	4/16/2008	WD	Q	I		215,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: KENNETH P & JACQUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U1 W6 D1 L2 W1 FOP= N14 W16 S14 E16$ W37 S32 E23 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S22 E21 N22 W21$ E21 N32$.

LAND DESCRIPTION

TOTAL OB/XF 7,610

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 11/17/2026 BY SYS