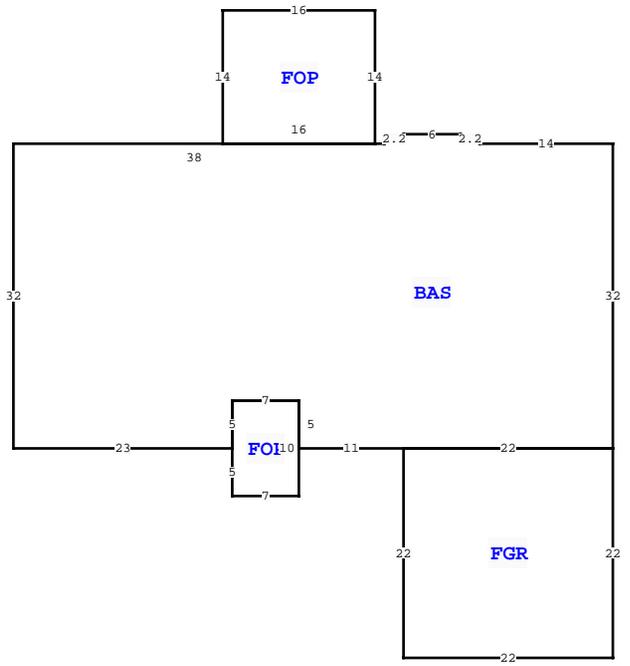




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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	1,989	100	
FGR	484	55	
FOP	70	30	
FOP	224	30	
TOTALS	2,767		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,343	120.2901	137.13	321,296	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1989 HX Base Yr 2017													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,250
TOTAL MARKET OB/XF VALUE			4,903
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			300,153
SOH/AGL Deduction			106,080
ASSESSED VALUE			194,073
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			142,662
TOTAL JUST VALUE			300,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049996	Roof Replacement	27,000	05/30/2024
24824	SFR	601	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/1060	12/07/2016	WD	Q	I	01	158,000
GRANTOR: DONALD JAMES & MARY E						
GRANTEE: KENDRICK J & ELICIA						
1127/2412	8/09/2007	WD	Q	I		229,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: DONALD JAMES & MARY						

EXTRA FEATURES		313 SW MAYFAIR LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00
2	0169	FENCE/WOOD	13.50

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 U1 L2 W6 L2 D1 W1 FOP= N14 W16 S14 E16\$ W38 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.													

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							