LOT 15 MAY-FAIR S/D UNIT 3.
WD 1127-2410,2412, WD 1327-1060,

ODOM KENDRICK J & ELICIA S/ODOM ELICIA S
313 SW MAYFAIR LN
LAKE CITY, FL 32024

2027

11-4S-16-02911-315

BUILDING CHARACTERISTICS

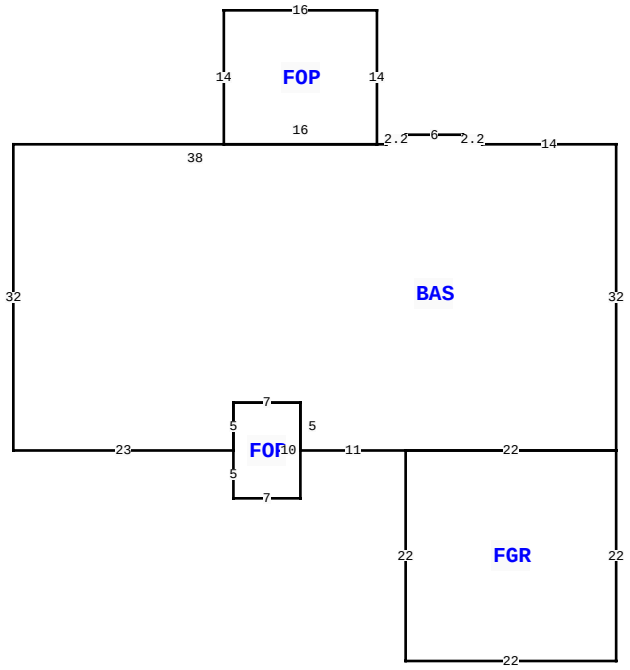
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100		1,989	213,179
FGR	484	55		266	28,510
FOP	70	30		21	2,251
FOP	224	30		67	7,181
TOTALS	2,767			2,343	251,121

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	132.32	310,026	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1989 HX Base Yr 2017



313 SW MAYFAIR LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,121
TOTAL MARKET OB/XF VALUE		4,903
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		291,024
SOH/AGL Deduction		91,129
ASSESSED VALUE		199,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,484
TOTAL JUST VALUE		291,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,579

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						

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$.

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	723.00	UT	3.00	3.00	100	2006	2006	3	100	2,169	
2	0169	FENCE/WOOD	0	100	0	0	270.00	UT	13.50	13.50	75	2009	2009	3	75	2,734	

LAND DESCRIPTION

TOTAL OB/XF 4,903

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 07/15/2024 BY JS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS