

LOT 28 MAY-FAIR S/D UNIT 3.
 WD 1087-187, WD 1219-2798,
 QC 1234-2032 & QC 1247-1887,

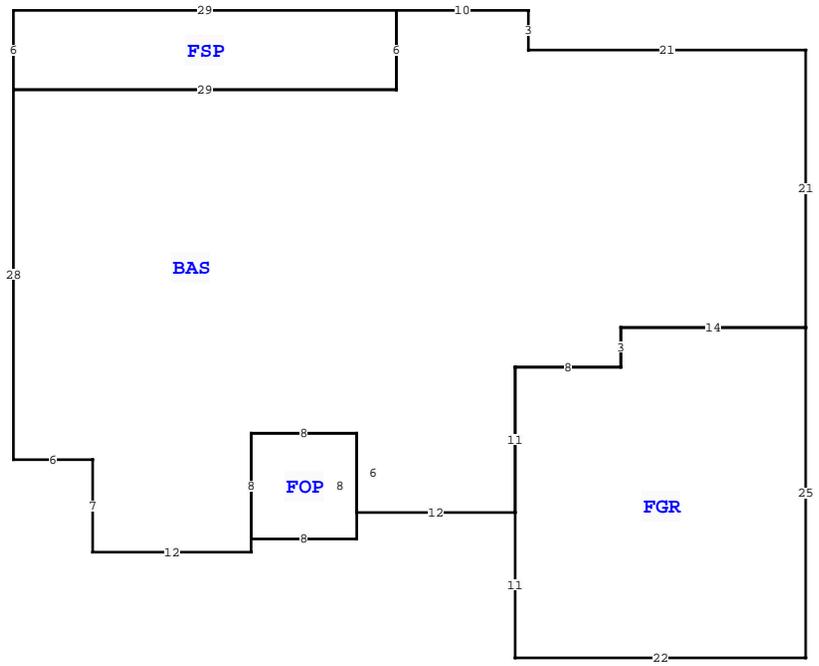
LABONTE PEI-LIN/LEE NATHAN
 184 SW LUCILE CT
 LAKE CITY, FL 32024

2026

11-4S-16-02911-328

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	14	CARPET	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 Units	05	CONV	100
		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	1,723	100	
FGR	526	55	
FOP	64	30	
FSP	174	40	
TOTALS	2,487		
			2,101
			247,973

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,101	120.3867	137.24	288,341	2011	2011	0	0	14.00	86.00
1 SINGLE FAM 100% - 2013 Heated Area: 1723 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			247,973
TOTAL MARKET OB/XF VALUE			5,360
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			288,333
SOH/AGL Deduction			101,698
ASSESSED VALUE			186,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			135,224
TOTAL JUST VALUE			288,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28730	SFR	714	07/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1585	1/11/2013	QC	U	I	11	0
GRANTOR: MING-SHIOW CHEN LEE &						
GRANTEE: NATHAN LEE & PEI-LI						
1247/1887	1/11/2013	QC	U	I	11	0
GRANTOR: MING-SHIOW CHEN LEE &						
GRANTEE: NATHAN LEE & PEI-LI						

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

BUILDING NOTES	
BAS=[ORIG=0,0] W21 N3 W10 S6 W29 S28 E6 S7 E12 N1 N8 E8 S6 E12 N11 E8 N3 E14 N21 \$	
FGR=[ORIG=-22,35] S11 E22 N25 W14 S3 W8 S11 \$	
FSP=[ORIG=-31,-3] W29 S6 E29 N6 \$	
FOP=[ORIG=-42,37] E8 N8 W8 S8 \$	

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	1,530.00	UT	2.00	2.00	100	2011	2011	3	100	3,060	
2	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

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							