LOT 32 MAY-FAIR S/D UNIT 3.

WD 1313-987, WD 1335-219,

RANAS MARLON D/RANAS MARY CATHIN
415 SW MAYFAIR LN
LAKE CITY, FL 32024

2027

11-4S-16-02911-332

BUILDING CHARACTERISTICS

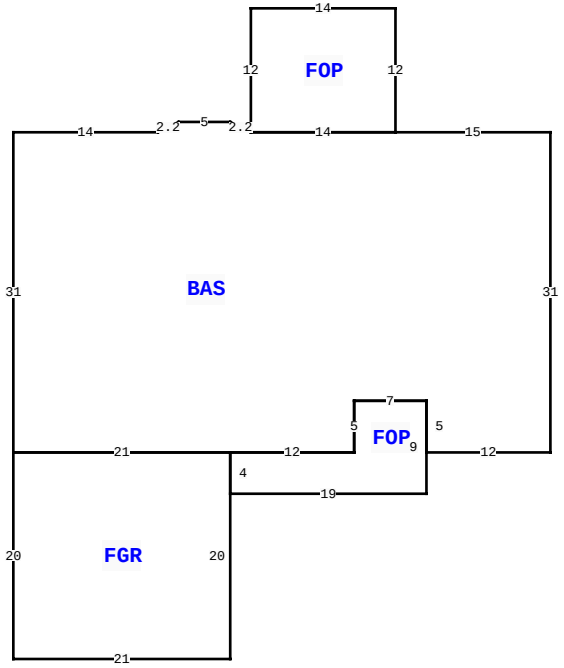
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,584	100		1,584	199,633
FGR	420	55		231	29,113
FOP	111	30		33	4,159
FOP	168	30		50	6,302
TOTALS	2,283			1,898	239,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,898	124.5321	136.99	260,007	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1584 HX Base Yr 2018



415 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,206
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,106
SOH/AGL Deduction		88,831
ASSESSED VALUE		189,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,864
TOTAL JUST VALUE		278,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34764	SFR	693	12/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0219	4/17/2017	WD	Q	I	01	179,700
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: MARLON D & MARY CAT						
1313/0987	4/08/2016	WD	U	V	30	10,500
GRANTOR: PETER W GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N12 W14 S12 E14$ W14 L2 U1 W5 D1 L2 W14 S31
FGR= S20 E21 N20 W21$ E21 FOP= S4 E19 N9 W7 S5 W12$ E12 N5 E7 S5 E12 N31$.

LAND DESCRIPTION

TOTAL OB/XF 3,900

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: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS