LOT 34 MAY-FAIR S/D UNIT 3.

WD 1288-1549, WD 1296-661, SWD 1

HUYNH NAM
131 NW AMBER CT
LAKE CITY, FL 32055

2027

11-4S-16-02911-334

BUILDING CHARACTERISTICS

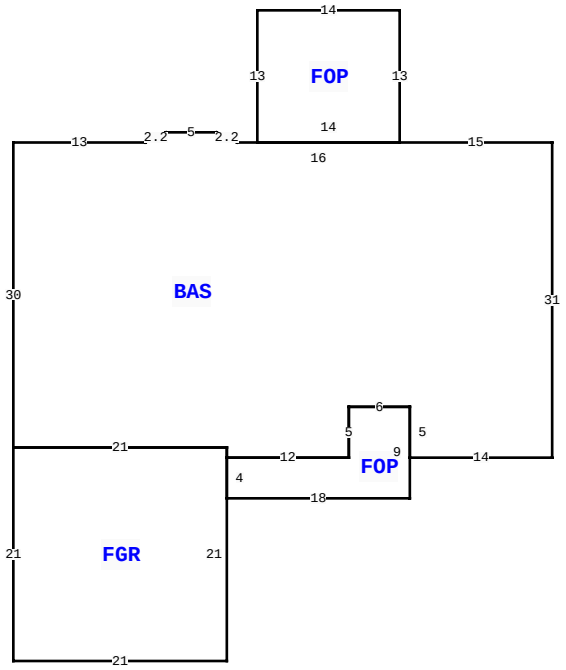
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,599	100		1,599	199,129
FGR	441	55		243	30,262
FOP	102	30		31	3,860
FOP	182	30		55	6,849
TOTALS	2,324			1,928	240,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	125.7900	138.37	266,777	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 0 Heated Area: 1599 HX Base Yr



491 SW MAYFAIR LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,099
TOTAL MARKET OB/XF VALUE	6,624
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	281,723
SOH/AGL Deduction	0
ASSESSED VALUE	281,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,723
TOTAL JUST VALUE	281,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33141	SFR	667	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0554	4/14/2016	WD	Q	I	01	172,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: NAM HUYNH						
1296/0661	5/10/2015	WD	U	V	30	12,000
GRANTOR: ELAINE K TOLAR						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FOP= N13 W14 S13 E14$ W16 L2 U1 W5 D1 L2 W13 S30
FGR= S21 E21 N21 W21$ E21 S1 FOP= S4 E18 N9 W6 S5 W12$ E12 N5 E6 S5 E14 N31$.

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	0	0	0	1,312.00	UT	2.00	2.00	100	2015	2015	3	100	2,624	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 6,624

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	0		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