LOTS 37 & 38 MAY-FAIR S/D UNIT 3
WD 1085-2339, WD 1381-551, WD 14

SMITH GEORGE JR
559 SW MAYFAIR LN
LAKE CITY, FL 32024

2027

11-4S-16-02911-337

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
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

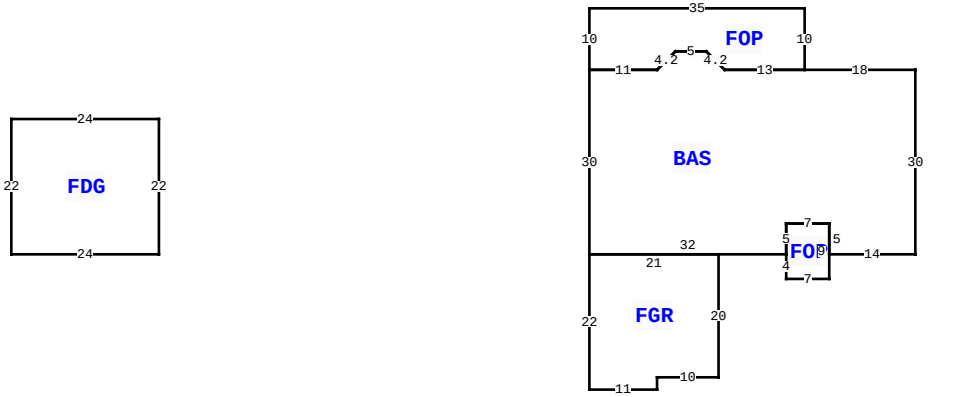
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100		1,579	213,006
FDG	528	60		317	42,763
FGR	442	55		243	32,781
FOP	63	30		19	2,563
FOP	326	30		98	13,220
TOTALS	2,938			2,256	304,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,256	130.4622	143.51	323,759	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 1579 HX Base Yr 2020



559 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,198.00	UT	2.25	2.25	100	2019	2019	3	100	2,696	
2	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2021	2021		100	4,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	5,200.00	5,200.00	100	2021	2021		100	5,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		304,333
TOTAL MARKET OB/XF VALUE		13,596
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		387,929
SOH/AGL Deduction		85,876
ASSESSED VALUE		302,053
TOTAL EXEMPTION VALUE	HX HB WX DX	61,411
BASE TAXABLE VALUE		240,642
TOTAL JUST VALUE		387,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056222	Solar Power Syste	29,977	07/30/2026
000053241	Solar Power Syste	12,000	02/26/2026
000051266	Solar Power Syste	13,284	10/25/2024
41377	FDG MATCH HOUSE		02/22/2021
38119	SFR	892	05/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0551	3/26/2019	WD	Q	V	03	30,000
GRANTOR: ELAINE K TOLAR						
GRANTEE: GEORGE SMITH JR						
1085/2339	6/06/2006	WD	Q	V		194,700
GRANTOR: PETER W GIEBEIG						
GRANTEE: ELAINE K TOLAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W13 U3L3 W5 D3L3 W11 S30 E32 N5 E7 S5 E14 N30 $
FGR=[ORIG=-53,30] S22 E11 N2 E10 N20 W21 $
FOP=[ORIG=-18,0] N10 W35 S10 E11 U3R3 E5 D3R3 E13 $
FOP=[ORIG=-21,30] S4 E7 N9 W7 S5 $
FDG=[ORIG=-147,8] E24 S22 W24 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,596

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							
2	0000	C	VAC RES	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: 1.02 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS