LOTS 41 & 42 MAY-FAIR S/D UNIT 3
WD 1288-1549, WD 1310-2604, LE 1

LUETTICH FAMILY LIVING TRUST DATED OCTOBER 26, 200
578 SW MAYFAIR LN
LAKE CITY, FL 32024

2027

11-4S-16-02911-342

BUILDING CHARACTERISTICS

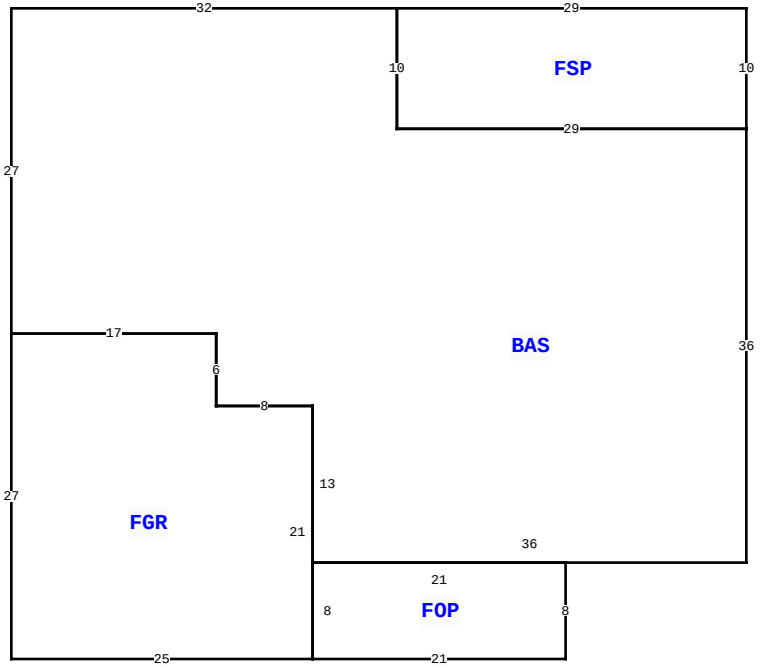
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,089	100		2,089	246,197
FGR	627	55		345	40,660
FOP	168	30		50	5,893
FSP	290	40		116	13,671
TOTALS	3,174			2,600	306,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,600	117.7344	129.51	336,726	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2026 Heated Area: 2089 HX Base Yr 2026



578 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	306,421
TOTAL MARKET OB/XF VALUE	15,010
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	377,431
SOH/AGL Deduction	224,057
ASSESSED VALUE	153,374
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	101,963
TOTAL JUST VALUE	377,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	382,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33899	SFR	880	03/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2288	10/10/2025	WD	Q	I	01	445,000
GRANTOR: GOTTSCHALK ROBIN R						
GRANTEE: LUETTICH FAMILY LIV						
1349/1617	12/12/2017	LE	U	I	14	0
GRANTOR: PATRICIA WASLEY MORRI						
GRANTEE: ROBIN GOTTSCHALK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S27 FGR= S27 E25 N21 W8 N6 W17$ E17 S6 E8 S13 FOP= S8 E21 N8 W21$ E36 N36 FSP= N10 W29 S10 E29$ W29 N10$.

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	2,255.00	UT	2.00	2.00	100	2016	2016	3	100	4,510	
2	0166	CONC,PAVMT	0	100	12	50	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	0031	BARN,MT AE	0	100	30	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	7,500	
4	0166	CONC,PAVMT	0	100	20	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 15,010

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	2.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	56,000							

REVIEW DATE 01/21/2026 BY TP Total Acres: 1.37 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/17/2026 BY SYS