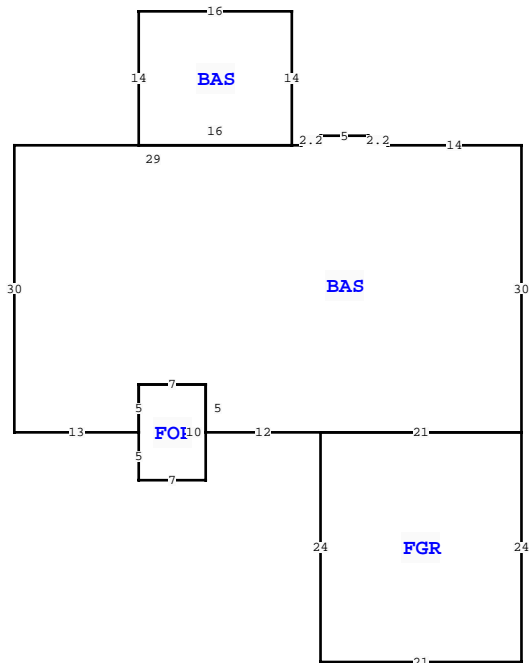


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1786 HX Base Yr	



NEIGHBORHOOD/LOC	11416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	24,349
BAS	1,562	100		1,562	169,791
FGR	504	55		277	30,110
FOP	70	30		21	2,283
TOTALS	2,360			2,084	226,533

554 SW MAYFAIR LN, LAKE CITY

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

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	0	0	0			3.00	100	2008	2008	3	100	2,532	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			226,533
TOTAL MARKET OB/XF VALUE			2,532
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			264,065
SOH/AGL Deduction			0
ASSESSED VALUE			264,065
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			264,065
TOTAL JUST VALUE			264,065
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049392	Roof Replacement	15,000	03/11/2024
26615	SFR	729	01/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1936	5/18/2026	WD Q	Q	I	01	310,000
GRANTOR: GOTTSCHALK RICK						
GRANTEE: MILLIKEN STEPHEN P						
1556/1227	12/12/2025	WD Q	Q	I	01	270,000
GRANTOR: LEE SOOK HEE						
GRANTEE: GOTTSCHALK RICK						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS= W14 L2 U1 W5 D1 L2 W1 BAS= N14 W16 S14 E16\$ W29 S30 E13 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 FGR= S24 E21 N24 W21\$ E21 N30\$.													

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							