

LOT 48 MAY-FAIR S/D UNIT 3 & BEG
47 RUN N 117.36 FT, SW 118.48 FT
LOT 47, E 14.67 FT TO POB EX BEG

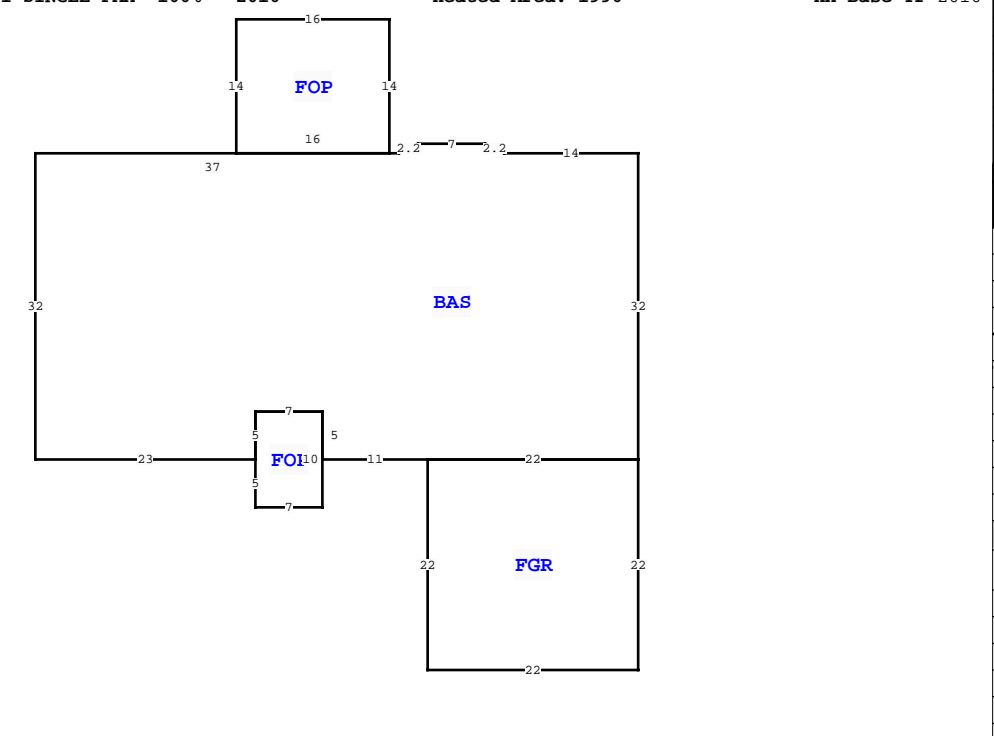
WARREN SYNDIRETHA MORRIS
402 SW MAYFAIR LN
LAKE CITY, FL 32024

2026

11-4S-16-02911-348

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
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 Units	05	CONV 100 0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,344	118.2321	132.42	310,392	2008	2008	0	0	17.00	83.00



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	1,990	100		1,990	218,718
FGR	484	55		266	29,236
FOP	70	30		21	2,308
FOP	224	30		67	7,364
TOTALS	2,768			2,344	257,625

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	100	0	1,325.00	UT	3.00	3.00	100	2008	2008	3	100	3,975	
2	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

402 SW MAYFAIR LN, LAKE CITY		BLD DATE		LGL DATE	04/14/2026	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		
TOTAL OB/XF						9,375

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

LAND DESCRIPTION																						
REVIEW DATE 03/23/2026 BY robin Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000																						

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,625
TOTAL MARKET OB/XF VALUE		9,375
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,000
SOH/AGL Deduction		102,335
ASSESSED VALUE		199,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,254
TOTAL JUST VALUE		302,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053273	Roof Replacement	25,778	05/30/2025
000048646	Electrical Servic	0	11/14/2023
26494	SFR	596	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/715	3/31/2009	WD	Q	I	01	205,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: WARREN SYNDIRETHA M						
1165/2437	1/21/2009	WD	U	I	30	35,000
GRANTOR: PETER GIEBEIG						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 L2 U1 W7 D1 L2 W1 FOP= N14 W16 S14 E16\$ W37 S32 E23 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S22 E22 N22 W22\$ E22 N32\$.