

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

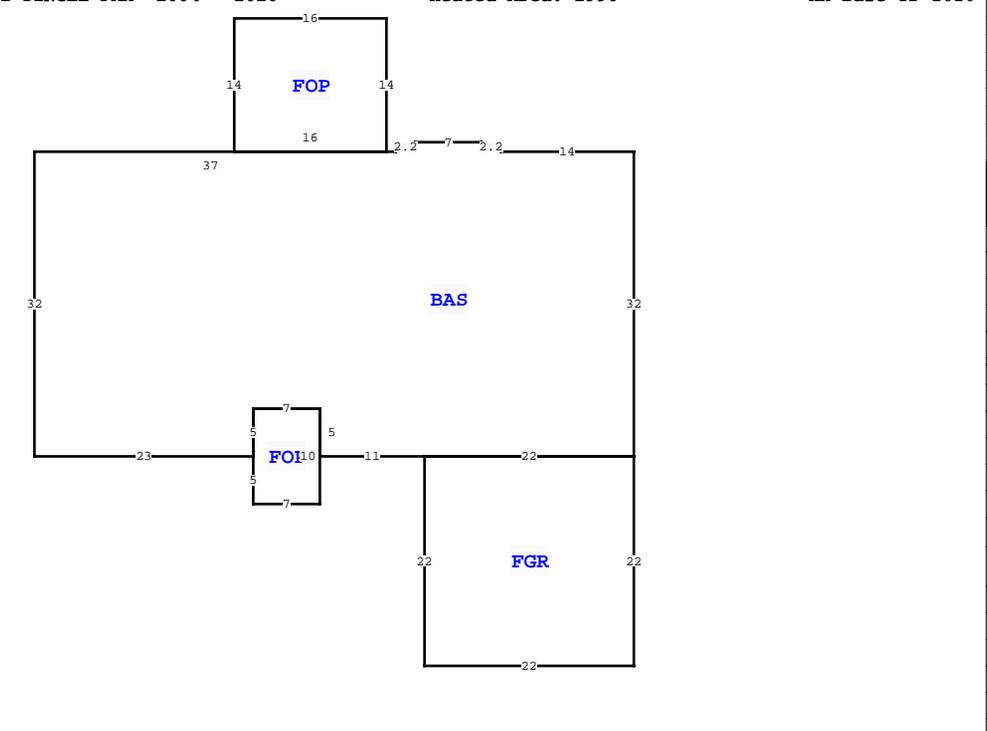
WARREN SYNDIRETHA MORRIS  
402 SW MAYFAIR LN  
LAKE CITY, FL 32024

**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   | 05 | CONV 100       |
| Units          |    | 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    | 134.78         | 315,924        | 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        | 222,616              |
| FGR              | 484              | 55            |      | 266          | 29,756               |
| FOP              | 70               | 30            |      | 21           | 2,349                |
| FOP              | 224              | 30            |      | 67           | 7,495                |
| TOTALS           | 2,768            |               |      | 2,344        | 262,217              |

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

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

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 2        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 2              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 262,217  |
| TOTAL MARKET OB/XF VALUE  |           |             | 9,375    |
| TOTAL LAND VALUE - MARKET |           |             | 35,000   |
| TOTAL MARKET VALUE        |           |             | 306,592  |
| SOH/AGL Deduction         |           |             | 106,927  |
| ASSESSED VALUE            |           |             | 199,665  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 51,411   |
| BASE TAXABLE VALUE        |           |             | 148,254  |
| TOTAL JUST VALUE          |           |             | 306,592  |
| 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 E16S W37 S32 E23 FOP= S5 E7 N10 W7 S5S N5 E7 S5 E11 FGR= S22 E22 N22 W22S E22 N32S. |  |

| LAND DESCRIPTION |          | 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     |                             |      |         |      |     |    |        |