LOT 49 MAY-FAIR S/D UNIT 3.

WD 1288-1549, WD 1330-724, WD 13

MONTERO JULIAN LAZARO
382 SW MAYFAIR LANE
LAKE CITY, FL 32024

2027

11-4S-16-02911-349

BUILDING CHARACTERISTICS

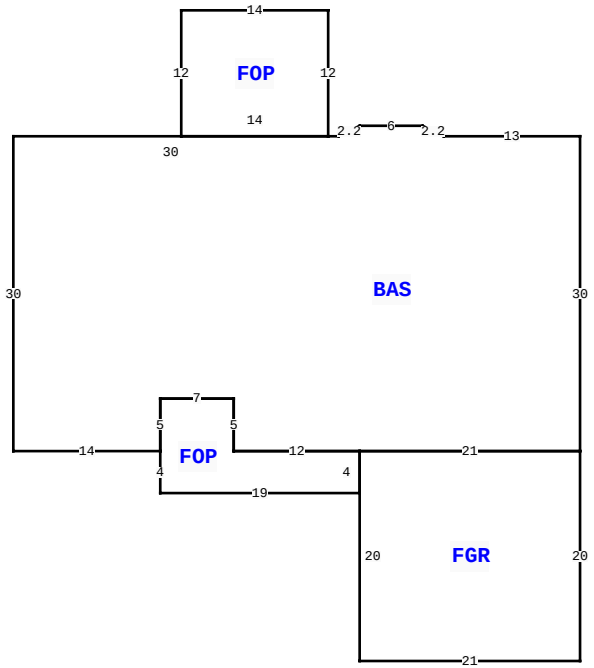
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,593	100		1,593	200,767
FGR	420	55		231	29,113
FOP	111	30		33	4,159
FOP	168	30		50	6,302
TOTALS	2,292			1,907	240,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,907	124.5321	136.99	261,240	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2025 Heated Area: 1593 HX Base Yr 2025



382 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	876.00	UT	2.00	2.00	100	2017	2017	3	100	1,752	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,341
TOTAL MARKET OB/XF VALUE		1,752
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,093
SOH/AGL Deduction		0
ASSESSED VALUE		277,093
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,682
TOTAL JUST VALUE		277,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34984	SFR	835	02/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2391	4/12/2024	WD	Q	I	01	325,000
GRANTOR: TOUCHTON TREVOR J						
GRANTEE: MONTERO JULIAN LAZA						
1350/2064	12/28/2017	WD	Q	I	01	176,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: TREVOR J TOUCHTON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U1 W6 D1 L2 W1 FOP= N12 W14 S12 E14$ W30 S30 E14 FOP= S4 E19 N4 W12 N5 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,752

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							

REVIEW DATE 05/20/2024 BY ME Total Acres: 0.54 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS