LOT 52 MAY-FAIR S/D UNIT 3.

WD 1316-695, WD 1334-2590, WD 14

DURHAM NELLA G
298 SW MAYFAIR DR
LAKE CITY, FL 32024

2027

11-4S-16-02911-352

BUILDING CHARACTERISTICS

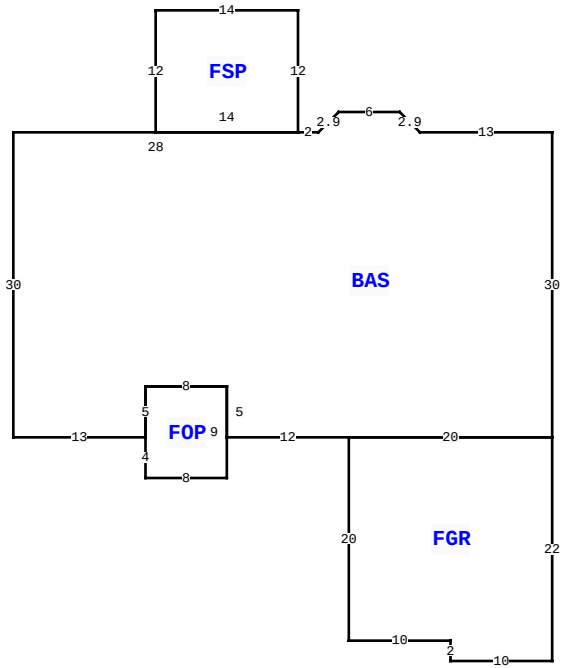
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,566	100		1,566	202,994
FGR	420	55		231	29,944
FOP	72	30		22	2,852
FSP	168	40		67	8,685
TOTALS	2,226			1,886	244,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,886	125.3637	137.90	260,079	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1566 HX Base Yr 2021



298 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	588.00	UT	2.25	2.25	100	2020	2020	3	100	1,323	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,474
TOTAL MARKET OB/XF VALUE		4,123
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,597
SOH/AGL Deduction		74,849
ASSESSED VALUE		208,748
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		102,337
TOTAL JUST VALUE		283,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049062	Roof Replacement	14,000	01/22/2024
39110	SFR	0	01/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2402	4/29/2020	LE	U	V	14	100
GRANTOR: NELLA G DURHAM (ENH L						
GRANTEE: NAVIE R ANDREWS & D						
1410/2183	4/29/2020	WD	Q	I	01	220,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: NELLA G DURHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 U2L2 W6 D2L2 W2 W28 S30 E13 N5 E8 S5 E12 E20 N30 $
FGR=[ORIG=-20,30] S20 E10 S2 E10 N22 W20 $
FSP=[ORIG=-25,0] N12 W14 S12 E14 $
FOP=[ORIG=-40,30] S4 E8 N9 W8 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,123

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 01/30/2024 BY JS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS