BEG NE COR OF SW1/4 OF NW1/4,
RUN S 210 FT, W 420 FT, N
410.02 FT, E 420 FT, S 200.02

NORTH JAY R
270 SW MAYFAIR LN
LAKE CITY, FL 32024-3843

2027

11-4S-16-02914-002

BUILDING CHARACTERISTICS

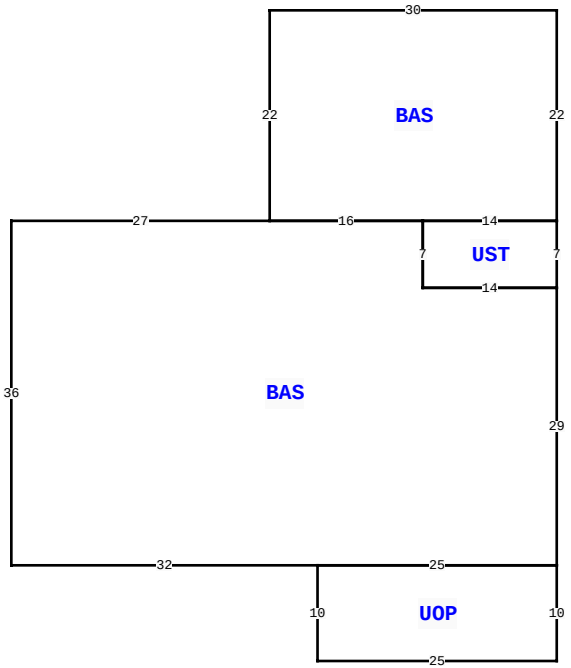
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	660	100		660	26,510
BAS	1,954	100		1,954	78,486
UOP	250	20		50	2,009
UST	98	45		44	1,767
TOTALS	2,962			2,708	108,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,708	66.3936	73.03	197,765	1966	1966	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 2614 HX Base Yr 2018



270 SW MAYFAIR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,771
TOTAL MARKET OB/XF VALUE		5,584
TOTAL LAND VALUE - MARKET		39,500
TOTAL MARKET VALUE		153,855
SOH/AGL Deduction		51,081
ASSESSED VALUE		102,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,363
TOTAL JUST VALUE		153,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,836

SALE:1:1: 3.95 AC W/ IMP'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/2410	1/03/2017	WD	U	I	12	67,928
GRANTOR: WELLS FARGO FINANCIAL						
GRANTEE: JAY R NORTH						
1316/0663	5/25/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TONY						
GRANTEE: WELLS FARGO FINANCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S36 E32 UOP= S10 E25 N10 W25$ E25 N29 UST= N7W14 S7 E14$ W14 N7 BAS= E14 N22 W30 S22 E16$ W16$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	784	

LAND DESCRIPTION

TOTAL OB/XF 5,584

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		A-1	0.00	0.00	2.95	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,500							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 3.95 Total Land Value: 39,500 Market: 0 Agricultural: 0 Common: 39,500 PRINTED 11/17/2026 BY SYS