COMM AT NE COR OF NE1/4 OF SW 1/
POB, W 420 FT, S 308.5 FT, E 420
TO POB. EX .08 AC FOR ADDT'L RD

ROSIER LEANDOUS W JR
P O BOX 2973
LAKE CITY, FL 32056-2973

2027

36-3S-15-00307-002

BUILDING CHARACTERISTICS

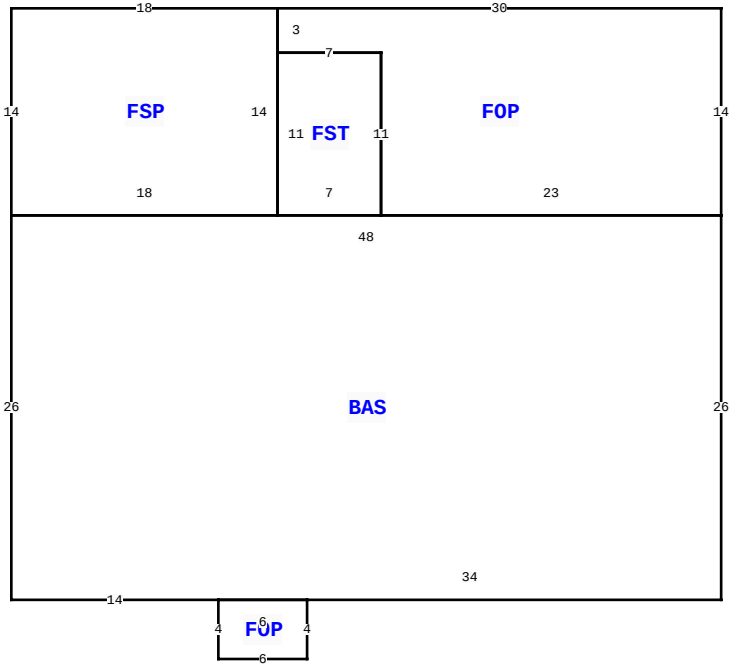
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	98,585
FOP	24	30		7	553
FOP	343	30		103	8,137
FSP	252	40		101	7,979
FST	77	55		42	3,318
TOTALS	1,944			1,501	118,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,501	110.4840	121.53	182,417	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1248 HX Base Yr 2006



1431 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,571
TOTAL MARKET OB/XF VALUE		18,532
TOTAL LAND VALUE - MARKET		35,040
TOTAL MARKET VALUE		172,143
SOH/AGL Deduction		70,804
ASSESSED VALUE		101,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,928
TOTAL JUST VALUE		172,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24059	REMODEL	175	01/20/2006
8612	M H	125	07/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E14 FOP= S4 E6 N4 W6$ E34 N26$ FOP= N14 W30 FSP= W18 S14 E18 N14$ S3 FST= S11 E7 N11 W7$ E7 S11 E23$.

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	12	19	288.00	UT	2.50	2.50	100	2006	2006	3	100	720	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2016	2016	3	100	800	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
5	0296	SHED METAL	0	100	16	24	1.00	UT	6,912.00	6,912.00	100	2024	2023		100	6,912	
6	0030	BARN,MT	0	100	20	30	1.00	UT	9,000.00	9,000.00	100	2024	2023		100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 18,532

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	2.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	35,040							

REVIEW DATE 07/18/2023 BY KS Total Acres: 2.92 Total Land Value: 35,040 Market: 0 Agricultural: 0 Common: 35,040 PRINTED 11/17/2026 BY SYS