

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

2024

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	180,929
FGR	420	55	231	26,689
FOP	72	30	22	2,542
FOP	168	30	50	5,777
TOTALS		2,226	1,869	215,937

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	588.00	UT	2.25	2.25	100	2020	2020

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,869	125.3637	120.35	224,934	2020	2020	0	0	1	3.00	96.00
1 SINGLE FAM - 100% - 2021												
Heated Area: 1566												
HX Base Yr 2021												
298 SW MAYFAIR LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/20/2023 MLU												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,937	
TOTAL MARKET OB/XF VALUE		1,323	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		245,260	
SOH/AGL Deduction		56,282	
ASSESSED VALUE		188,978	
TOTAL EXEMPTION VALUE		HX HB WX SX	
BASE TAXABLE VALUE		83,978	
TOTAL JUST VALUE		245,260	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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												
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BUILDING DIMENSIONS												
BAS= W13 U2 L2 W6 L2 D2 W2 FOP= N12 W14 S12 E14\$ W28 S30 E13 FOP= S4 E8 N9 W8 S5\$ N5 E8 S5 E12 FGR= S20 E10 S2 E10 N22 W20\$ E20 N30\$.												

TOTAL OB/XF												
1,323												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00