LOT 29 FAIRFIELD HILLS S/D.
747-998, WD 1422-675, WD 1489-10

SKINNER JOY
307 NW FETT WAY
LAKE CITY, FL 32055

2026

20-3S-16-02194-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

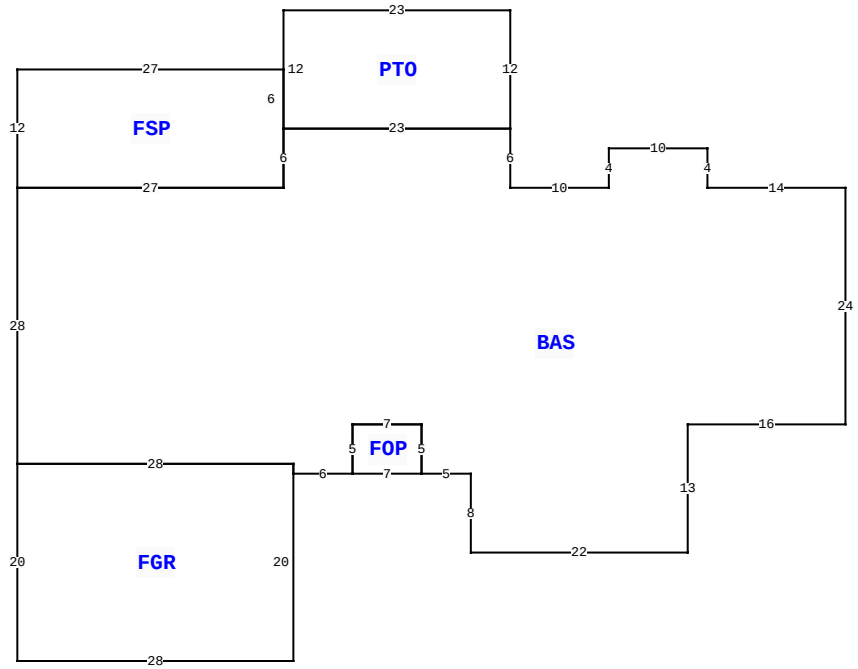
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,647	100		2,647	243,372
FGR	560	55		308	28,319
FOP	35	30		10	920
FSP	324	40		130	11,953
PTO	276	5		14	1,287
TOTALS	3,842			3,109	285,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,109	126.2940	141.45	439,768	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2647 HX Base Yr



307 NW FETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	285,849
TOTAL MARKET OB/XF VALUE	19,352
TOTAL LAND VALUE - MARKET	50,540
TOTAL MARKET VALUE	355,741
SOH/AGL Deduction	0
ASSESSED VALUE	355,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,741
TOTAL JUST VALUE	355,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1489/1088	4/21/2023	WD	Q	I	01	390,000
GRANTOR: FALGOUST JAMES						
GRANTEE: SKINNER JOY						
1422/0675	10/14/2020	WD	Q	I	01	299,900
GRANTOR: ROBERT G FOWLER & VIR						
GRANTEE: JAMES FALGOUST & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N4 W10 S4 W10 N6 PTO= N12 W23 S12 E23$ W23 FSP= N6 W27 S12 E27 N6$ S6 W27 S28 FGR= S20 E28 N20 W28$E28 S1 E6 FOP= E7 N5 W7 S5$ N5 E7 S5 E5 S8 E22 N13 E16 N24$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	105.00	105.00	20	1987	1987	3	20	10,752	
4	0040	BARN,POLE	0	0	18	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
5	0294	SHED WOOD/	0	0	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 19,352

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	0		A-3	0.00	0.00	3.61	AC		1.00	1.00	1.00	14,000.00	14,000.00	50,540							

REVIEW DATE 09/27/2023 BY TP Total Acres: 3.61 Total Land Value: 50,540 Market: 0 Agricultural: 0 Common: 50,540 PRINTED 11/18/2025 BY SYS