COMM SW COR OF SEC, RUN N
942.53 FT, E 415.94 FT FOR
POB, CONT E 881.37 FT TO W R/W

JONES WALLACE/JONES NOREEN
334 SW FEDORA WAY
LAKE CITY, FL 32025

2025

20-4S-17-08614-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

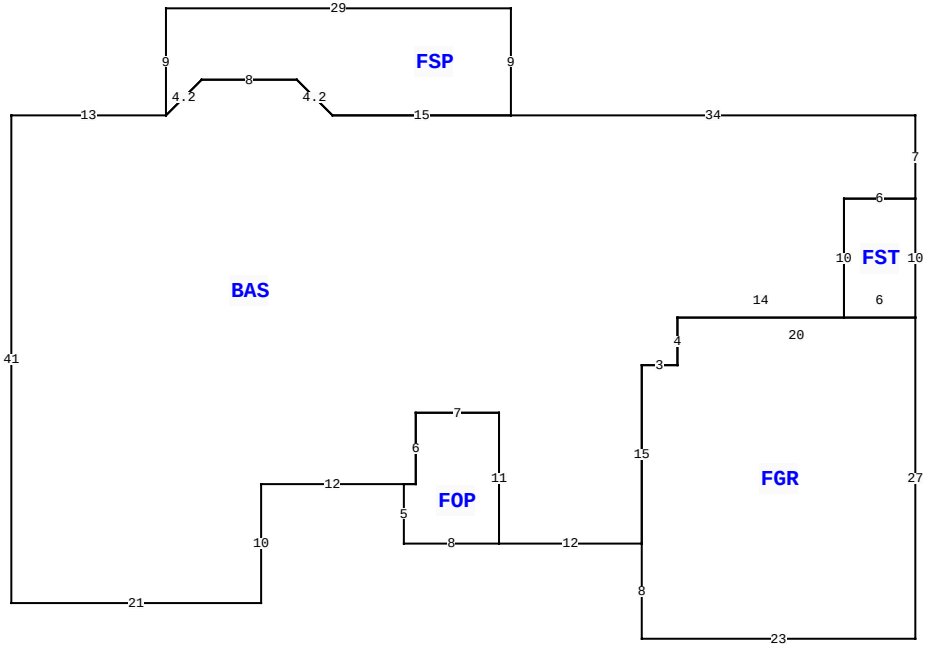
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,247	100		2,247	221,732
FGR	609	55		335	33,058
FOP	82	30		25	2,467
FSP	228	40		91	8,980
FST	60	55		33	3,256
TOTALS	3,226			2,731	269,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	111.5240	124.91	341,129	2003	2003	0	0	0	21.00	79.00

2 SINGLE FAM – 100% - 2004 Heated Area: 2247 HX Base Yr 2004



334 SW FEDORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,492
TOTAL MARKET OB/XF VALUE		11,884
TOTAL LAND VALUE - MARKET		48,620
TOTAL MARKET VALUE		329,996
SOH/AGL Deduction		127,470
ASSESSED VALUE		202,526
TOTAL EXEMPTION VALUE	13 HX HB	202,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		329,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,344

SALE:1:1: 10.72 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20642	SFR	391	04/25/2003
14622	M H	125	10/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0796/2167	10/14/1994	WD	Q	V		22,000

GRANTOR: REUBEN L WILLIAMS & O

GRANTEE: WALLACE & NOREEN JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FSP= N9 W29 S9 R3 U3 E8 D3 R3 E15$ W15 L3 U3 W8 D3 L3 W13 S41 E21 N10 E12 FOP= S5 E8 N11 W7 S6 W1$ E1 N6 E7 S11 E12 FGR= S8 E23 N27 W20 S4 W3 S15$ N15 E3 N4 E14 FST= E6 N10 W6 S10$ N10 E6 N7$.

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	562.00	UT	2.00	2.00	100	2003	2003	3	100	1,124	
2	0294	SHED WOOD/	0	100	20	16	320.00	UT	10.00	10.00	100	2012	2012	3	100	3,200	
3	0251	LEAN TO W/	0	100	20	8	160.00	UT	3.50	3.50	100	2012	2012	3	100	560	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,884

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	4.72	AC		1.00	1.00	1.00	8,500.00	8,500.00	40,120							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							

REVIEW DATE 05/15/2017 BY BC Total Acres: 5.72 Total Land Value: 48,620 Market: 0 Agricultural: 0 Common: 48,620 PRINTED 08/04/2025 BY SYS