

LOT 30 BLOCK A COUNTRY LANE ESTA
EX 0.91 AC FOR ACCESS TO WOODGLE
DESC IN

WENDEL SCOTT M/WENDEL LANA
682 NW FIDDLERS LN
LAKE CITY, FL 32055

2026

27-2S-16-01770-130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0080	DECKING	0	100	0	0	1.00	UT	600.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
5	0030	BARN, MT	0	100	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,620	115.9000	69.54	112,655	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr													
682 NW FIDDLERS LN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/17/2021 MLU													

L N	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	1993	1993	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	600.00	600.00	25	2008	2008	3	25	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
5	0030	BARN, MT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	8,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	

TOTAL OB/XF													
19,750													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,062	
TOTAL MARKET OB/XF VALUE		19,750	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		104,812	
SOH/AGL Deduction		38,941	
ASSESSED VALUE		65,871	
TOTAL EXEMPTION VALUE		40,871	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		104,812	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7230	M H	60	06/03/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1186/2156	12/30/2009	WD	U	I	34
GRANTOR: DLC CATTLE					
GRANTEE: SCOTT M WENDEL & LA					
0775/0255	2/25/1993	AG	U	V	13
GRANTOR: DLC CATTLE					
GRANTEE: WENDEL & FULFORD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27\$.									