LOT 33 BLOCK A COUNTRY LANE ESTA
WD 1028-2234, WD 1079-507, WD 12

WILKOS JOSEPH JAMES JR
462 NW FIDDLERS LN
LAKE CITY, FL 32055

2026

27-2S-16-01770-133

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

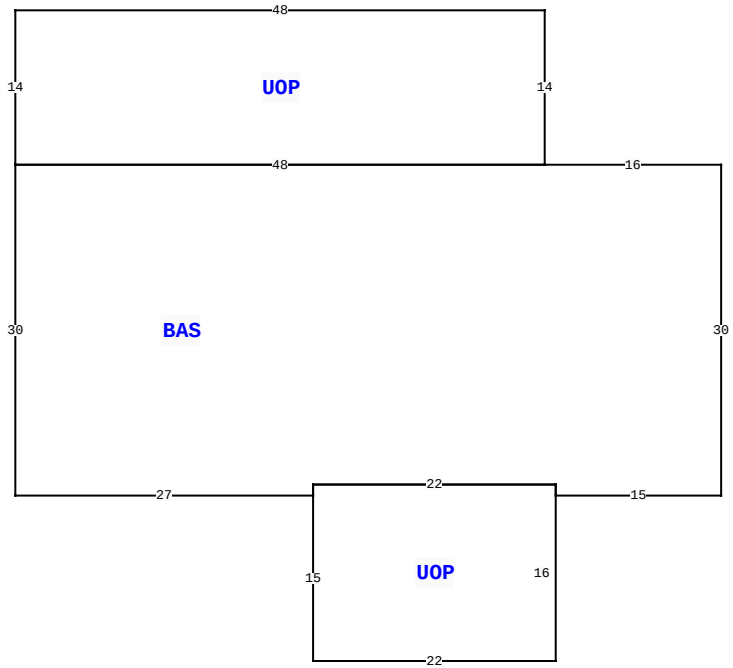
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0201	MODULAR HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	151,471
UOP	352	20		70	5,586
UOP	672	20		134	10,694
TOTALS	2,922			2,102	167,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,102	109.8000	101.02	212,344	2006	2015	0	0	0	21.00	79.00

1 MODULAR 1 0% - 0 Heated Area: 1898 HX Base Yr



462 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	167,752
TOTAL MARKET OB/XF VALUE	10,460
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	223,212
SOH/AGL Deduction	24,477
ASSESSED VALUE	198,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,735
TOTAL JUST VALUE	223,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24448	SFR	275	04/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1703	1/17/2025	WD	Q	I	01	279,000
GRANTOR: GREENE VANESSA						
GRANTEE: WILKOS JOSEPH JAMES						
1240/0724	1/01/2012	WD	U	I	30	100
GRANTOR: CHARLES & SANDRA GREE						
GRANTEE: VANESSA GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N14 W48 S14 E48$ W48 S30 E27 UOP= S15 E22 N16 W22 S1$ N1 E22 S1 E15 N30$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0070	CARPORT UF	0	0	18	40	720.00	UT	2.50	2.50	100	2008	2008	3	100	1,800	
4	0060	CARPORT F	0	0	18	22	396.00	UT	5.00	5.00	100	2008	2008	3	100	1,980	
5	0296	SHED METAL	0	0	22	20	440.00	UT	12.00	12.00	100	2008	2008	3	100	5,280	

LAND DESCRIPTION

TOTAL OB/XF 10,460

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	0201	C	MOD HOME	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/13/2025 BY TP Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS