LOT 9 BLOCK B COUNTRY LANE ESTAT
784-1530, DC 866-647, 866-649, D

DYE CAROLYN FAMILY TRUST DATED AUGUST 16, 2024
281 NW FIDDLERS LN
LAKE CITY, FL 32055

2026

27-2S-16-01770-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

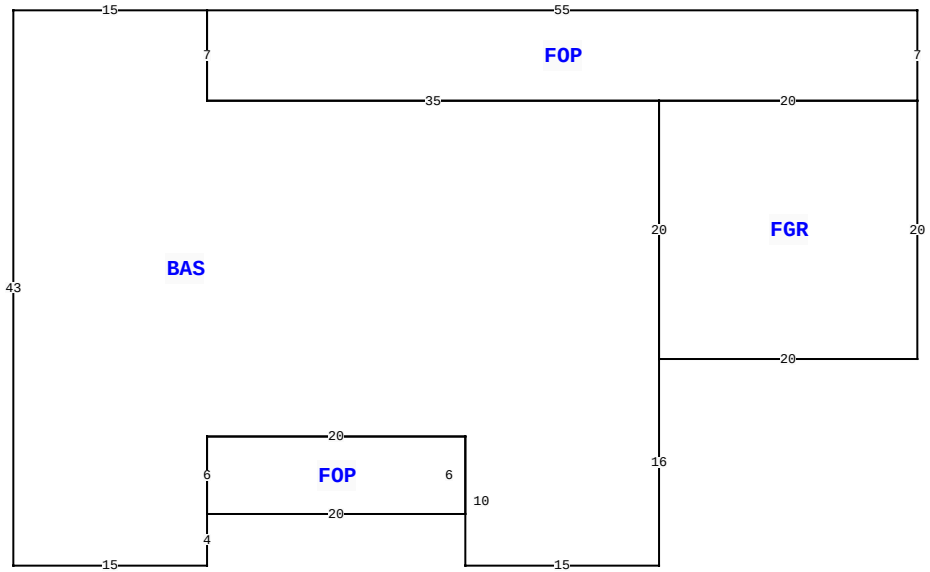
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	182,189
FGR	400	55		220	23,508
FOP	120	30		36	3,847
FOP	385	30		116	12,396
TOTALS	2,610			2,077	221,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,077	125.5320	140.60	292,026	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1705 HX Base Yr 2002



281 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		221,940
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		271,590
SOH/AGL Deduction		103,448
ASSESSED VALUE		168,142
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		112,420
TOTAL JUST VALUE		271,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,510

SALE:2:1: LOT 9 BLK B COUNTRY LANE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15510	SFR	275	05/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/1257	8/16/2024	WD	U	I	11	100
GRANTOR: DYE CAROLYN Y AKA CAR						
GRANTEE: DYE CAROLYN FAMILY						
1419/1005	9/14/2020	LE	U	I	14	100
GRANTOR: CAROLYN Y DYE (ENH LI						
GRANTEE: CONRADE IRVING III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S43 E15 N4 FOP= E20 N6 W20 S6$ N6 E20 S10 E15 N16
FGR= E20 N20 W20 S20$ N20 FOP= E20 N7 W55 S7 E35$ W35 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	100.00	100.00	50	2008	2008	3	50	50	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2025 BY SYS