LOT 29 BLOCK A COUNTRY LANE ESTA

795-1602, 797-1774, WD 1199-1877

MCCLUSKEY DANIEL/BOWLBY SARAH J
718 NW FIDDLERS LN
LAKE CITY, FL 32055

**2026**

**28-2S-16-01771-129**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

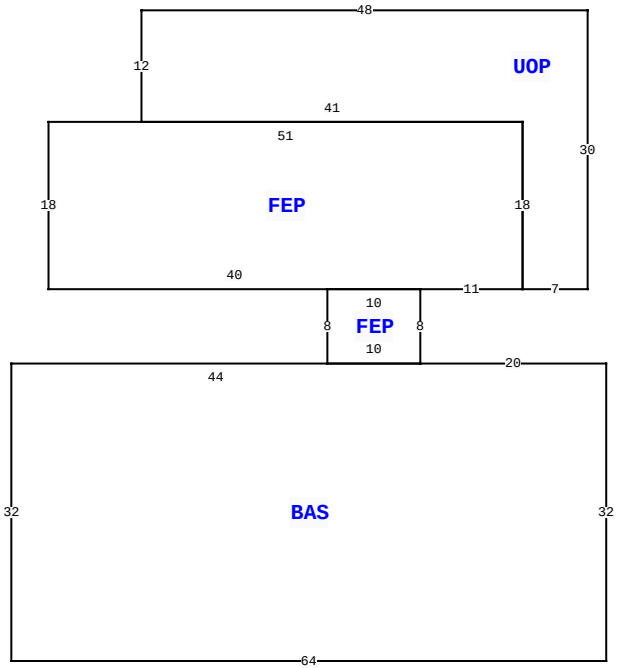
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28216.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,048 | 100 | | 2,048 | 199,359 |
| FEP | 80 | 80 | | 64 | 6,230 |
| FEP | 918 | 80 | | 734 | 71,450 |
| UOP | 702 | 20 | | 140 | 13,628 |
| TOTALS | 3,748 | | | 2,986 | 290,667 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,986 | 101.0610 | 113.19 | 337,985 | 2011 | 2011 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2048 HX Base Yr 2022




718 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 | | 379,838 |
| TOTAL MARKET OB/XF VALUE | | 5,092 |
| TOTAL LAND VALUE - MARKET | | 33,750 |
| TOTAL MARKET VALUE | | 418,680 |
| SOH/AGL Deduction | | 36,491 |
| ASSESSED VALUE | | 382,189 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 331,467 |
| TOTAL JUST VALUE | | 418,680 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 423,085 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29113 | SFR | 631 | 01/05/2011 |
| 28939 | GARAGE | 226 | 10/15/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1429/1762 | 1/28/2021 | WD | Q | I | 01 | 351,500 |
| GRANTOR: LAMONDA TRAVIS | | | | | | |
| GRANTEE: MCCLUSKEY DANIEL | | | | | | |
| 1397/2529 | 10/14/2019 | WD | Q | I | 01 | 340,000 |
| GRANTOR: GUY D SHANAHAN | | | | | | |
| GRANTEE: TRAVIS LAMONDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 FEP= N8 FEP= E11 UOP= E7 N30 W48 S12 E41 S18$ N18 W51 S18 E40$ W10 S8 E10$ W44 S32 E64 N32$.

## 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 | 646.00 | UT | 2.00 | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 1,292 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 800 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,092

| 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 | 0.75 | 45,000.00 | 33,750.00 | 33,750 | | | | | | | |

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/18/2025 BY SYS

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**2026**

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## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

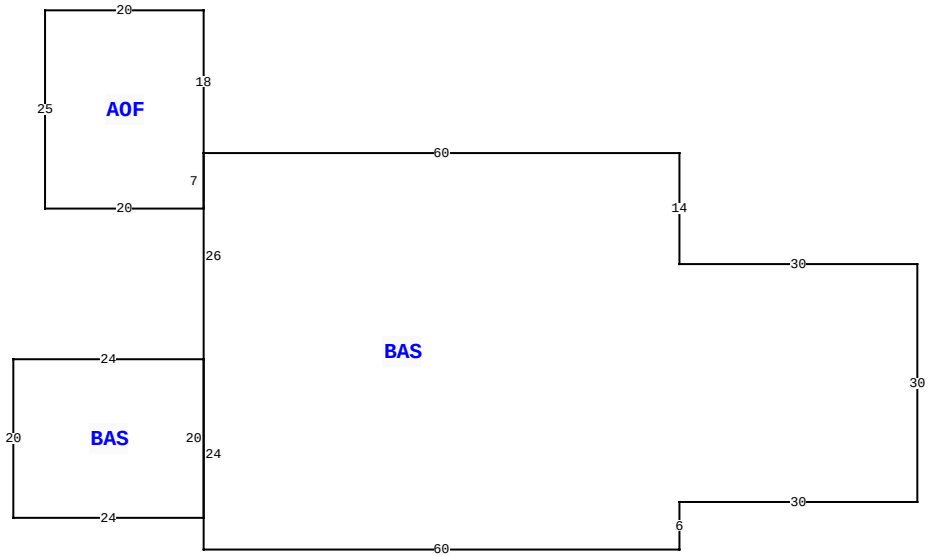
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 0 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28216.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 500 | 110 | | 550 | 9,948 |
| BAS | 480 | 100 | | 480 | 8,682 |
| BAS | 3,900 | 100 | | 3,900 | 70,540 |
| TOTALS | 4,880 | | | 4,930 | 89,171 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 01 | 4,930 | 54.7200 | 20.79 | 102,495 | 2011 | 2011 | 0 | 0 | 0 | 13.00 | 87.00 |

2 PREF M B A 100% - 2022 Heated Area: 4380 HX Base Yr 2022




718 NW FIDDLERS LN, LAKE CITY

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| GRANTOR: GUY D SHANAHAN | | | | | | |
| GRANTEE: TRAVIS LAMONDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 AOF= N18 W20 S25 E20 N7$ S26 BAS= W24 S20 E24 N20$ S24 E60 N6 E30 N30 W30 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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