

LOT 39 FAIRFIELD HILLS S/D.
748-426, WD 769-1857, WD 775-652

SESSIONS KAREN O'NEAL/SESSIONS DOUGLAS
196 NW FETT WAY
LAKE CITY, FL 32055

2026

29-3S-16-02390-039

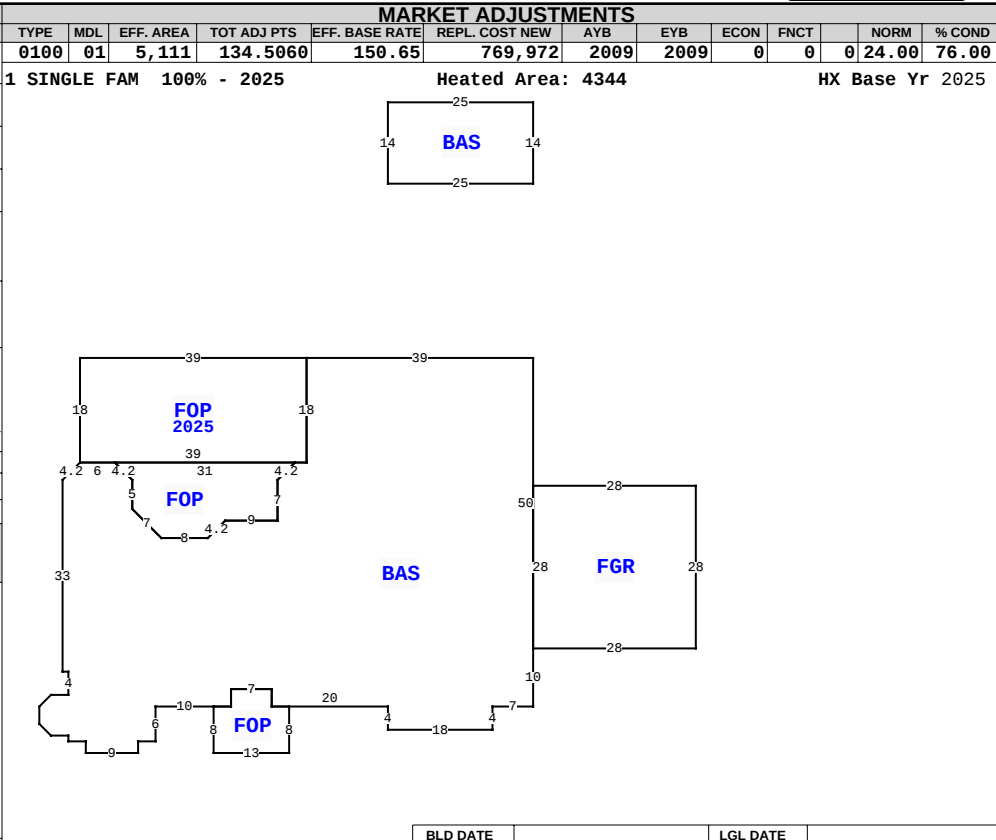


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		29316.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	40,073
BAS	3,994	100		3,994	457,289
FGR	784	55		431	49,347
FOP	125	30		38	4,351
FOP	290	30		87	9,961
FOP	702	30	2025	211	24,158

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0031	BARN, MT AE	0	100	30	30	900.00	UT	11.00	11.00	
2	0166	CONC, PAVMT	0	100	0	0	5,454.00	UT	3.00	3.00	
3	0030	BARN, MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	
5	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	
6	0166	CONC, PAVMT	0	100	0	0	1,500.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-3	0.00	0.00	4.48	AC	



196 NW FETT WAY, LAKE CITY				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
900.00	UT	11.00	11.00	100	2009	2009	3	100	9,900		
5,454.00	UT	3.00	3.00	100	2009	2009	3	100	16,362		
1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000		
1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000		
420.00	UT	70.00	70.00	100	2025	2024		98	28,812		
1,500.00	UT	3.00	3.00	100	2025	2024		100	4,500		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		585,179	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		716,473	
SOH/AGL Deduction		ASSESSED VALUE		654,227	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		716,473	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				728,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051126	Additions	11,580	10/16/2024
000050425	Swimming Pool and	81,949	07/23/2024
000048895	Roof Replacement	46,000	12/21/2023
27199	SFR	1,546	07/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2431	5/31/2024	WD	Q	I	01	788,000
GRANTOR: GORDON ROBERT JR						
GRANTEE: SESSIONS KAREN O'NE						
1462/2537	3/25/2022	WD	Q	I	01	655,000
GRANTOR: TURBEVILLE ANGELA						
GRANTEE: GORDON ROBERT JR						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W39 S18 W2 D3L3 S7 W9 D3L3 W8 U5L5 N5 U3L3 W6 D3L3 S33 E1 S4 W3 D2L2 S3 D2R2 E3 S1 E3 S2 E9 N2 E3 N6 E10 E3 N3 E7 S3 E20 S4 E18 N4 E7 N10 N50 \$											
FGR=[ORIG=0,50] E28 N28 W28 S28 \$											
BAS=[ORIG=0,-30] N14 W25 S14 E25 \$											
FOP=[ORIG=-41,18] W31 D3R3 S5 D5R5 E8 U3R3 E9 N7 U3R3 \$											
FOP=[ORIG=-55,60] S8 E13 N8 W3 N3 W7 S3 W3 \$											
PTR=[ORIG=0,0] N30 S30 \$											
FOP=[YR=2025;ORIG=-78,0] E39 S18 W39 N18 \$											