LOTS 37 & 38 FAIRFIELD S/D.

769-1857, WD 775-652, CT 808-236

WOOD LORIE A/WOOD DONALD H
302 NW FLET WAY
LAKE CITY, FL 32055

2027

20-3S-16-02194-037

BUILDING CHARACTERISTICS

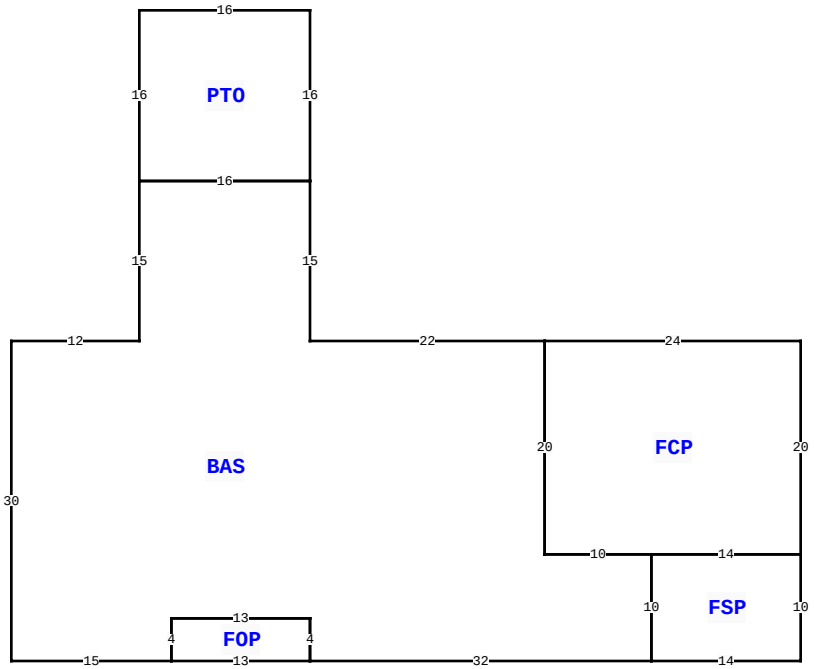
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100		1,788	143,566
FCP	480	25		120	9,635
FOP	52	30		16	1,284
FSP	140	40		56	4,496
PTO	256	5		13	1,044
TOTALS	2,716			1,993	160,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	111.2760	122.40	243,943	1993	1993	0	0	0	34.40	65.60

1 SINGLE FAM 100% - 1996 Heated Area: 1788 HX Base Yr 1996



302 NW FETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	692.00	UT	1.40	1.40	100	0	0	3	100	969	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
4	0280	POOL R/CON	0	100	16	30	480.00	UT	70.00	70.00	100	2020	2020	3	91	30,576	
5	0166	CONC,PAVMT	0	100	0	0	816.00	UT	2.00	2.00	100	2020	2020	3	100	1,632	
6	0120	CLFENCE 4	0	100	0	0	180.00	UT	5.50	5.50	100	2020	2020	3	100	990	
7	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,027
TOTAL MARKET OB/XF VALUE	43,167
TOTAL LAND VALUE - MARKET	82,940
TOTAL MARKET VALUE	286,134
SOH/AGL Deduction	79,209
ASSESSED VALUE	206,925
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	155,514
TOTAL JUST VALUE	286,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042219	Roof Replacement	13,500	06/25/2021
09232019	POOL	0	02/26/2020
6528	SFR	37,000	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0451	12/07/2001	WD	Q	I	01	68,900
GRANTOR: LORIE A WHITTINGTON (						
GRANTEE: LORIE A & DONALD H						
0814/0002	11/09/1995	WD	U	I	11	83,100
GRANTOR: DEPT OF HOUSING & URB						
GRANTEE: LORIE A WHITTINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N15 PTO= N16 W16 S16 E16$ W16 S15 W12 S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E32 FSP= E14 N10 W14 S10$ N10 FCP= E14 N20 W24 S20 E10$ W10 N20$.

LAND DESCRIPTION

TOTAL OB/XF 43,167

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-3	0.00	0.00	3.93	AC		1.00	1.00	1.00	11,000.00	11,000.00	43,230							
2	0000	C	VAC RES	100		A-3	0.00	0.00	3.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	39,710							

REVIEW DATE 02/07/2023 BY KS Total Acres: 7.54 Total Land Value: 82,940 Market: 0 Agricultural: 0 Common: 82,940 PRINTED 11/17/2026 BY SYS