



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	100	
Frame	01	NONE	100
Stories	0	0	100
Units	0	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	27216.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	780	100	2023
TOTAL ADJ AREA	780		
SUBAREA MARKET VALUE	42,763		
TOTALS	780	780	42,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STRG/CONV	100%	- 2023								
Heated Area: 780						HX Base Yr 2023					

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		42,763	
TOTAL MARKET OB/XF VALUE		17,800	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		78,563	
SOH/AGL Deduction		37,066	
ASSESSED VALUE		41,497	
TOTAL EXEMPTION VALUE	HX HB SX	41,497	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		78,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2154	6/09/2022	WD	Q	V	01	134,900
GRANTOR: PEART JOHN AKA JOHN P						
GRANTEE: WEEKS JIMMIE O						
1391/0394	8/13/2019	QC	U	V	11	100
GRANTOR: HERNANDO H PACHECO						
GRANTEE: JOHN & LYNETTE PEAR						

EXTRA FEATURES		193 NW FIDDLERS LN, LAKE CITY															
L N	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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
7	0262	PRCH, FOP	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	2,000	
TOTALS																17,800	

LAND DESCRIPTION		TOTAL OB/XF										17,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=18,12] E30 S26 W30 N26 \$	