LOT 1 PACHECO S/D.

QC 1391-394, WD 1468-2154,

WEEKS JIMMIE O
193 NW FIDDLERS LN
LAKE CITY, FL 32055

2027

27-2S-16-01768-091

BUILDING CHARACTERISTICS

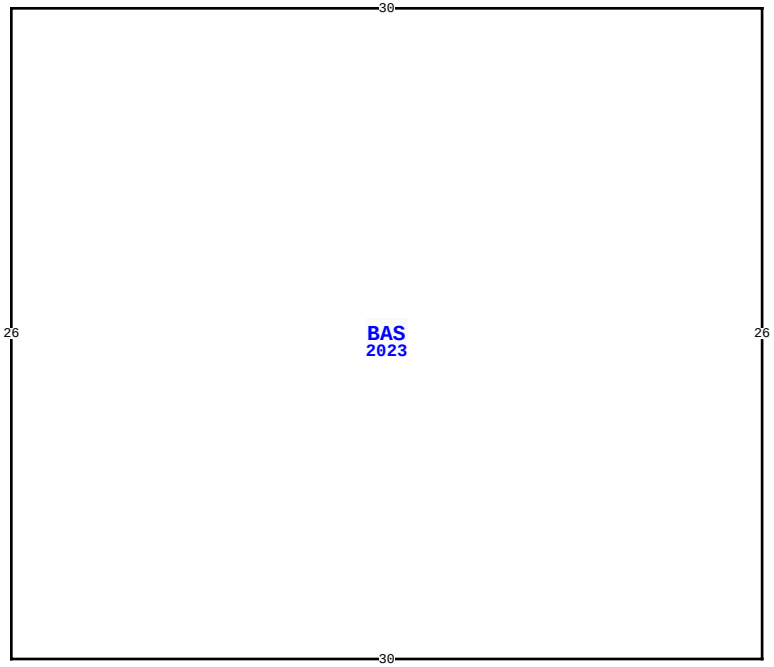
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2023	780	40,090
TOTALS	780			780	40,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	780	89.0000	53.40	41,652	2022	2022	0	0	0	3.75	96.25

1 STRG/CONV 100% - 2023 Heated Area: 780 HX Base Yr 2023



193 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,090
TOTAL MARKET OB/XF VALUE		17,800
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		75,890
SOH/AGL Deduction		33,148
ASSESSED VALUE		42,742
TOTAL EXEMPTION VALUE	HX HB SX	42,742
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,226

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 17,800

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 2.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS