LOT 30 BLOCK A COUNTRY LANE ESTA
EX 0.91 AC FOR ACCESS TO WOODGLE
DESC IN

WENDEL SCOTT M/WENDEL LANA
682 NW FIDDLERS LN
LAKE CITY, FL 32055

2027

27-2S-16-01770-130

BUILDING CHARACTERISTICS

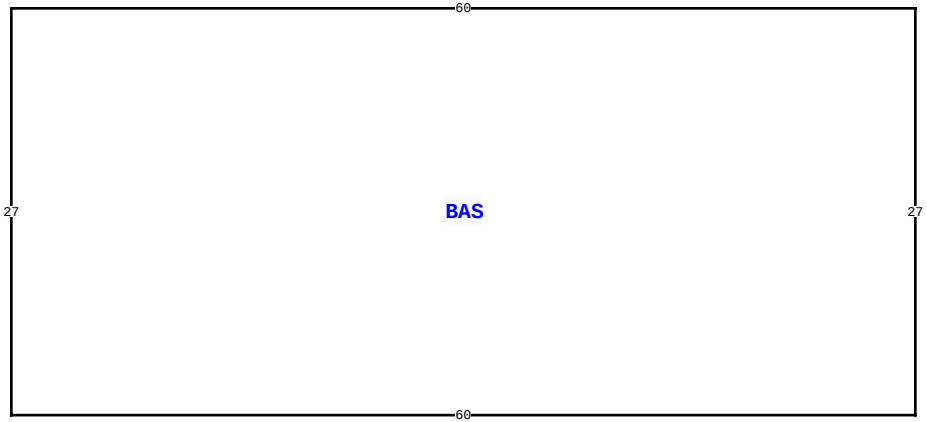
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.9000	69.54	112,655	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



682 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	600.00	600.00	25	2008	2008	3	25	150	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,400	
5	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	8,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,062
TOTAL MARKET OB/XF VALUE		19,750
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		109,812
SOH/AGL Deduction		42,163
ASSESSED VALUE		67,649
TOTAL EXEMPTION VALUE	HX HB	42,649
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		109,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7230	M H	60	06/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/2156	12/30/2009	WD	U	I	34	16,000
GRANTOR: DLC CATTLE						
GRANTEE: SCOTT M WENDEL & LA						
0775/0255	2/25/1993	AG	U	V	13	16,000
GRANTOR: DLC CATTLE						
GRANTEE: WENDEL & FULFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,750

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 4.10 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS