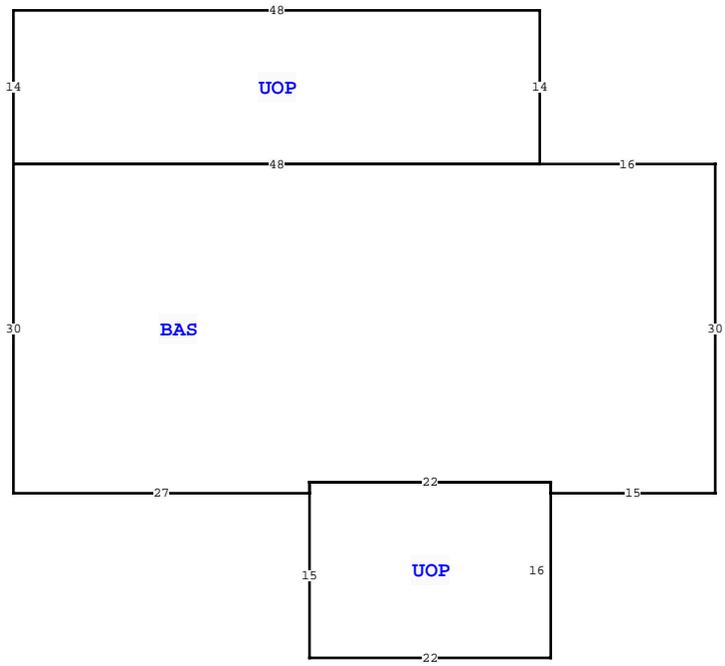


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	0201 MODULAR HOME		
MAP NUM		MKT AREA	03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	0%	- 2026									
Heated Area: 1898 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,898	100		1,898	156,404
UOP	352	20		70	5,769
UOP	672	20		134	11,043
<b>TOTALS</b>	<b>2,922</b>			<b>2,102</b>	<b>173,215</b>

462 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0070	CARPORT UF	0	0	18	40	720.00	UT	2.50	2.50	100	2008	2008	3	100	1,800	
4	0060	CARPORT F	0	0	18	22	396.00	UT	5.00	5.00	100	2008	2008	3	100	1,980	
5	0296	SHED METAL	0	0	22	20	440.00	UT	12.00	12.00	100	2008	2008	3	100	5,280	

**TOTAL OB/XF 10,460**

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	0201	C	MOD HOME	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		173,215		
TOTAL MARKET OB/XF VALUE		10,460		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		233,675		
SOH/AGL Deduction		0		
ASSESSED VALUE		233,675		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		233,675		
TOTAL JUST VALUE		233,675		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		229,582		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24448	SFR	275	04/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1703	1/17/2025	WD	Q	I	01	279,000
GRANTOR: GREENE VANESSA						
GRANTEE: WILKOS JOSEPH JAMES						
1240/0724	1/01/2012	WD	U	I	30	100
GRANTOR: CHARLES & SANDRA GREE						
GRANTEE: VANESSA GREENE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 UOP= N14 W48 S14 E48 W48 S30 E27 UOP= S15 E22 N16 W22 S1 S1 E22 S1 E15 N30 S.	