LOT 34 BLOCK A COUNTRY LANE ESTA
ORB 786-2257, 786-2222, WD 996-2

SIMMONS ROBERT PAUL/SIMMONS LISA ANN PRICE
380 NW FIDDLERS LN
LAKE CITY, FL 32055

2027

27-2S-16-01770-134

BUILDING CHARACTERISTICS

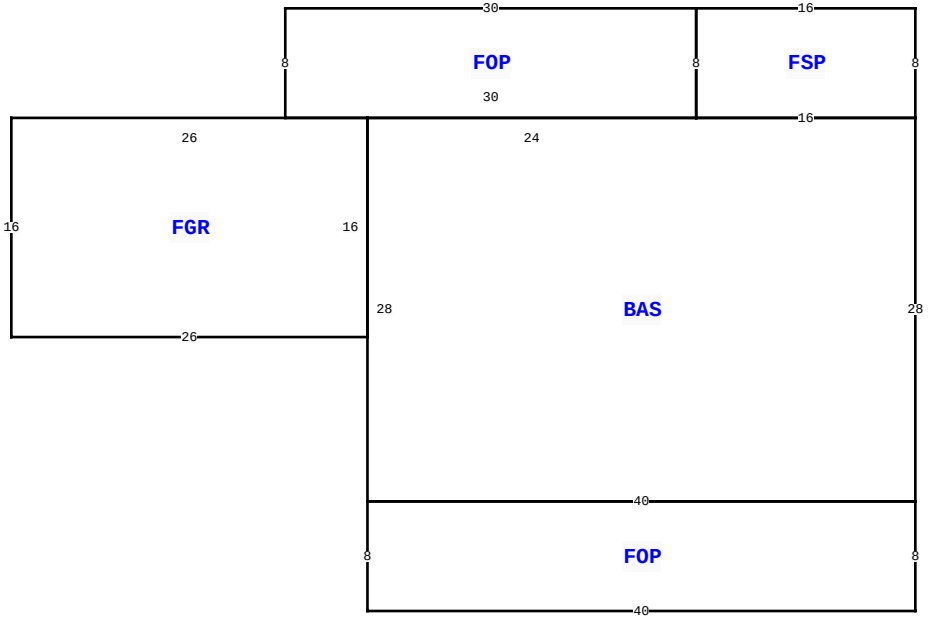
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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 03
NEIGHBORHOOD/LOC	27216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	124,774
FGR	416	55		229	25,512
FOP	240	30		72	8,021
FOP	320	30		96	10,695
FSP	128	40		51	5,682
TOTALS	2,224			1,568	174,683

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	135.0360	148.54	232,911	1994	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1120 HX Base Yr 2020



380 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	10	25	250.00	UT	2.00	2.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,500	
5	0030	BARN,MT	0	100	22	14	308.00	UT	15.00	15.00	100	2023	2022		100	4,620	
6	0030	BARN,MT	0	100	40	28	1,120.00	UT	12.00	12.00	100	2023	2022		100	13,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,683
TOTAL MARKET OB/XF VALUE		23,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		248,243
SOH/AGL Deduction		60,059
ASSESSED VALUE		188,184
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,773
TOTAL JUST VALUE		248,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1438	10/24/2019	WD	Q	I	01	165,000
GRANTOR: VANESSA GREENE						
GRANTEE: ROBERT PAUL & LISA						
1240/0725	1/01/2012	WD	U	I	30	100
GRANTOR: CHARLES D & SANDRA K						
GRANTEE: VANESSA GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W16 S8 E16$ BAS= W16FOP= N8 W30 S8 E30$ W24 FGR= W26 S16 E26 N16$ S28 FOP= S8 E40 N8 W40 $ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 23,560

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 5.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS