LOT 24 BLOCK A COUNTRY LANE
ESTATES S/D. ORB 757-1347,
819-2113, 830-1051, 857-788,

PELLETIER JENNIFER
318 NW INDIAN RIDGE LN
LAKE CITY, FL 32055

2026

28-2S-16-01771-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1042 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	46,500
SOH/AGL Deduction	3,691
ASSESSED VALUE	42,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,809
TOTAL JUST VALUE	46,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,500

SALE:4:1: LOT 24, BLK A, COUNTRY LANE ESTATES
SALE:3:1: FORECLOSURE
SALE:2:1: LOT 24 BLOCK A
SALE:1:1: LOT 24 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1406/0793	7/18/2017	CD	U	V	21	27,000
GRANTOR: LINARD JOHNSON						
GRANTEE: JENNIFER PELLETIER						
0857/0786	4/21/1998	WD	Q	V		13,000
GRANTOR: J JEFFCOAT						
GRANTEE: L JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	14	56	1.00	UT	500.00	500.00	100	2023	2022		100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	9901	C	AC/XFOB	0		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 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/08/2026 BY SYS