

LOT 25, BLOCK A, COUNTRY LANE
ESTATES S/D. 783-150, WD 1221
-1737, WD 1331-1464,

WILLIAMS QUINETTA
994 NW FIDDLERS LN
LAKE CITY, FL 32055-5577

2026

28-2S-16-01771-125
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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
Frame	01	NONE	100
Stories	1.1	1.00	
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	28216.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	725	100	
BAS	1,864	100	
FGR	484	55	
FGR	500	55	
FOP	240	30	
FSP	348	40	
PTO	96	5	
PTO	252	5	
TOTALS	4,509		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2012									Heated Area: 2589	HX Base Yr 2012

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	285,565		
TOTAL MARKET OB/XF VALUE	3,700		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	339,265		
SOH/AGL Deduction	128,641		
ASSESSED VALUE	210,624		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	159,213		
TOTAL JUST VALUE	339,265		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,403		
SALE:1:1: LOT 25 BLK A COUNTRY LANE LOWER THAN MAR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8024	M H	180	01/31/1994
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1331/1464	2/07/2017	WD U	I 30
GRANTOR: KENDRICK B SINGLETON			
GRANTEE: QUINETTA WILLIAMS			
1221/1737	9/19/2011	WD Q	I 01
GRANTOR: LENOVA STEWART			
GRANTEE: KENDRICK SINGLETON			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W20 S37 E16 N1 PTO= E24N4 W24 S4\$ N4 E24 S4 E14 N36 FGR= N22 W22 S22 E22\$ W22 PTO= N21 W12 S21 E12\$ W12\$ PTR= N30 FOP= N12 FGR= N25 W20 S25 E20\$ W20 BAS= N25 W29 S25 E29\$ FSP= W29 S12 E29 N12\$ S12 E20\$ S30\$.			

EXTRA FEATURES																
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	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	1997	1997	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION														TOTAL OB/XF										
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	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							