LOT 26 BLOCK A COUNTRY LANE ESTA
ORB 751-1379, 896-2112,

JOHNSON FREDERICK/JOHNSON JANICE
946 NW FIDDLERS LN
LAKE CITY, FL 32055

2026

28-2S-16-01771-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

946 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	16,064
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	61,064
SOH/AGL Deduction	0
ASSESSED VALUE	61,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,064
TOTAL JUST VALUE	61,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35892	PUMP/UTPOL	50	10/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0896/2112	2/11/2000	WD	Q	V		15,600
GRANTOR: FRITZ						
GRANTEE: FREDERICK & JANICE						
0751/1379	5/28/1991	WD	Q	V		12,495
GRANTOR: ROGERS-WOODLAND						
GRANTEE: STEVEN K FRITZ						

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	0210	GARAGE U	0	0	28	34	954.00	UT	16.00	16.00	100	2018	2018	3	100	15,264	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 16,064

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	0700	C	MISC RES	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