LOT 29 BLOCK A COUNTRY LANE ESTA
795-1602, 797-1774, WD 1199-1877

MCCLUSKEY DANIEL/BOWLBY SARAH J
718 NW FIDDLERS LN
LAKE CITY, FL 32055

2027

28-2S-16-01771-129

BUILDING CHARACTERISTICS

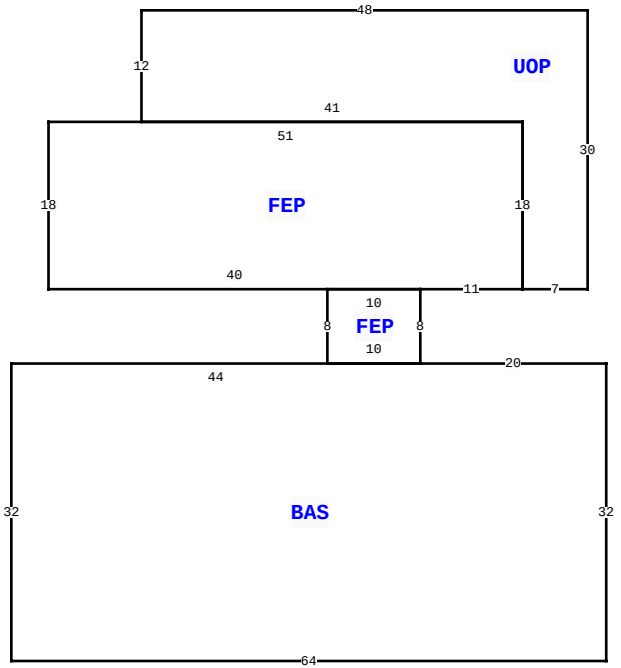
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	195,801
FEP	80	80		64	6,119
FEP	918	80		734	70,175
UOP	702	20		140	13,385
TOTALS	3,748			2,986	285,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,986	101.0610	111.17	331,954	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2022 Heated Area: 2048 HX Base Yr 2022



718 NW FIDDLERS LN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0	0	646.00	UT	2.00	2.00	100	2011	2011	3	100	1,292	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		374,651
TOTAL MARKET OB/XF VALUE		5,092
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		417,243
SOH/AGL Deduction		24,735
ASSESSED VALUE		392,508
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		341,097
TOTAL JUST VALUE		417,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29113	SFR	631	01/05/2011
28939	GARAGE	226	10/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/1762	1/28/2021	WD	Q	I	01	351,500
GRANTOR: LAMONDA TRAVIS						
GRANTEE: MCCLUSKEY DANIEL						
1397/2529	10/14/2019	WD	Q	I	01	340,000
GRANTOR: GUY D SHANAHAN						
GRANTEE: TRAVIS LAMONDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FEP= N8 FEP= E11 UOP= E7 N30 W48 S12 E41 S18$ N18 W51 S18 E40$ W10 S8 E10$ W44 S32 E64 N32$.

LAND DESCRIPTION

TOTAL OB/XF 5,092

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	0.75	50,000.00	37,500.00	37,500							

REVIEW DATE 04/10/2023 BY kellen Total Acres: 5.01 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 11/17/2026 BY SYS

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795-1602, 797-1774, WD 1199-1877

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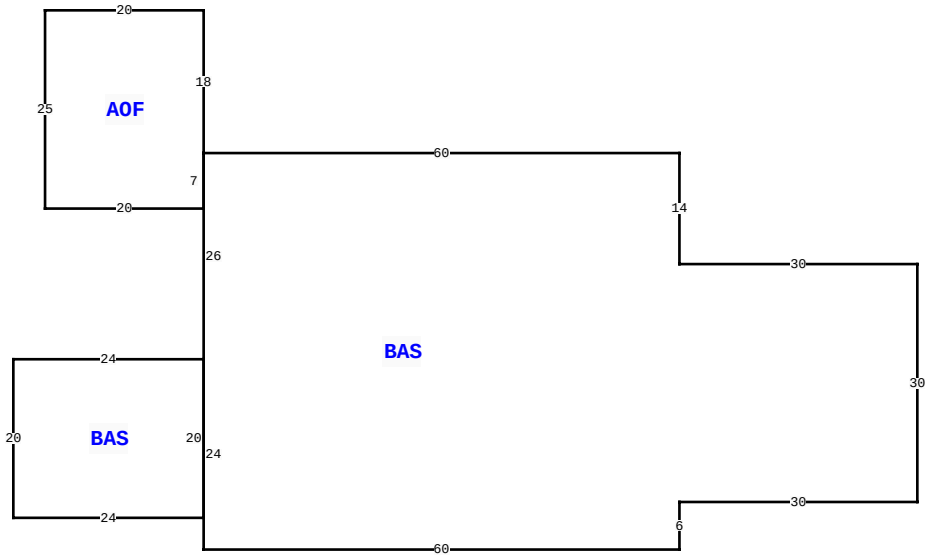
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		0 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	500	110		550	9,948
BAS	480	100		480	8,682
BAS	3,900	100		3,900	70,540
TOTALS	4,880			4,930	89,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	4,930	54.7200	20.79	102,495	2011	2011	0	0	0	13.00	87.00

2 PREF M B A 100% - 2022 Heated Area: 4380 HX Base Yr 2022



718 NW FIDDLERS LN, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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GRANTOR: GUY D SHANAHAN						
GRANTEE: TRAVIS LAMONDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 AOF= N18 W20 S25 E20 N7$ S26 BAS= W24 S20 E24 N20$ S24 E60 N6 E30 N30 W30 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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