LOT 39 FAIRFIELD HILLS S/D.

748-426, WD 769-1857, WD 775-652

SESSIONS KAREN O'NEAL
196 NW FETT WAY
LAKE CITY, FL 32055

2027

29-3S-16-02390-039

BUILDING CHARACTERISTICS

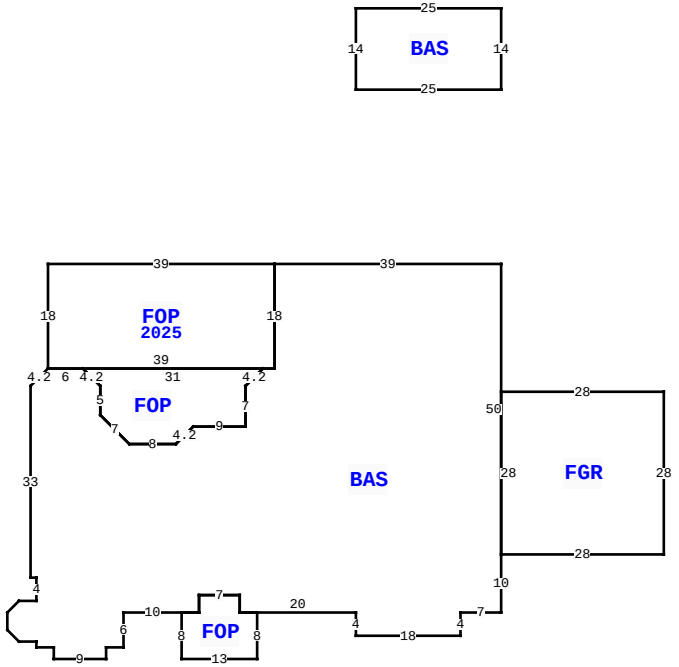
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		29316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	39,357
BAS	3,994	100		3,994	449,124
FGR	784	55		431	48,466
FOP	125	30		38	4,273
FOP	290	30		87	9,783
FOP	702	30	2025	211	23,727
TOTALS	6,245			5,111	574,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,111	134.5060	147.96	756,224	2009	2009	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 4344 HX Base Yr 2025



196 NW FETT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	574,730
TOTAL MARKET OB/XF VALUE	71,074
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	713,004
SOH/AGL Deduction	144,298
ASSESSED VALUE	568,706
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	517,295
TOTAL JUST VALUE	713,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	723,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051126	Additions	11,580	10/16/2024
000050425	Swimming Pool and	81,949	07/23/2024
000048895	Roof Replacement	46,000	12/21/2023
27199	SFR	1,546	07/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1250	11/04/2025	WD	U	I	11	100
GRANTOR: SESSIONS KAREN O'NEAL						
GRANTEE: SESSIONS KAREN O'NE						
1515/2431	5/31/2024	WD	Q	I	01	788,000
GRANTOR: GORDON ROBERT JR						
GRANTEE: SESSIONS KAREN O'NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 S18 W2 D3L3 S7 W9 D3L3 W8 U5L5 N5 U3L3 W6 D3L3 S33 E1 S4 W3 D2L2 S3 D2R2 E3 S1 E3 S2 E9 N2 E3 N6 E10 E3 N3 E7 S3 E20 S4 E18 N4 E7 N10 N50 $
FGR=[ORIG=0,50] E28 N28 W28 S28 $
BAS=[ORIG=0,-30] N14 W25 S14 E25 $
FOP=[ORIG=-41,18] W31 D3R3 S5 D5R5 E8 U3R3 E9 N7 U3R3 $
FOP=[ORIG=-55,60] S8 E13 N8 W3 N3 W7 S3 W3 $
PTR=[ORIG=0,0] N30 S30 $
FOP=[YR=2025;ORIG=-78,0] E39 S18 W39 N18 $
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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	0031	BARN,MT AE	0	100	30	30	900.00	UT	11.00	11.00	100	2009	2009	3	100	9,900	
2	0166	CONC,PAVMT	0	100	0	0	5,454.00	UT	3.00	3.00	100	2009	2009	3	100	16,362	
3	0030	BARN,MT	0	100	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2025	2024		98	28,812	
6	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	3.00	3.00	100	2025	2024		100	4,500	
7	0080	DECKING	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 71,074

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-3	0.00	0.00	4.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	67,200							

REVIEW DATE 05/16/2025 BY chuck Total Acres: 4.48 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 11/17/2026 BY SYS