LOT 26 FAIRFIELD WOODS S/D.

768-1747, 829-2512, 839-2145, WD

PETERSEN JEFFERY A
748 NW LONA LOOP
LAKE CITY, FL 32055

2026

29-3S-16-02391-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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. 100
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 01

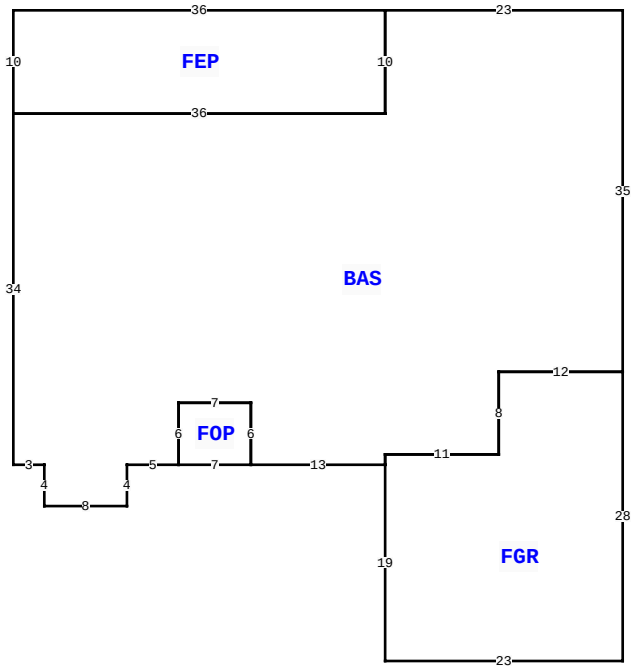
NEIGHBORHOOD/LOC 29316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100		2,107	177,390
FEP	360	80		288	24,247
FGR	556	55		306	25,762
FOP	42	30		13	1,095
TOTALS	3,065			2,714	228,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	110.5440	123.81	336,020	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2016 Heated Area: 2107 HX Base Yr 2016



748 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 MLU
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	480.00	UT	1.40	1.40	100	0	0	3	100	672	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	
7	0258	PATIO	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2023	2022		100	1,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,494
TOTAL MARKET OB/XF VALUE		19,272
TOTAL LAND VALUE - MARKET		96,800
TOTAL MARKET VALUE		344,566
SOH/AGL Deduction		116,006
ASSESSED VALUE		228,560
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,149
TOTAL JUST VALUE		344,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31350	MAINT/ALTR	0	08/14/2013
6914	SFR	50,000	03/05/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0624	5/18/2015	WD	Q	I	01	178,000
GRANTOR: GERALD S LENTZ (SINGL						
GRANTEE: JEFFERY A PETERSEN						
1223/2664	10/25/2011	WD	Q	I	01	217,000
GRANTOR: DRISKELL						
GRANTEE: LENTZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FEP= W36 S10 E36 N10$ S10 W36 S34 E3 S4 E8 N4 E5
FOP= E7 N6 W7 S6$ N6 E7 S6 E13 FGR= S19 E23 N28 W12 S8 W11
S1$ N1 E11 N8 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 19,272

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	4.84	AC		1.00	1.00	1.00	20,000.00	20,000.00	96,800							

REVIEW DATE 03/02/2023 BY KS Total Acres: 4.84 Total Land Value: 96,800 Market: 0 Agricultural: 0 Common: 96,800 PRINTED 06/30/2026 BY SYS