NW DIV: LOT 2 & N 21.28 FT LOT 3
NORTHSIDE ESTATES S/D.

BAKER MARY F/PARKER GREGORY L
725 NW FIDDLERS LN
LAKE CITY, FL 32055

2027

30-3S-17-11702-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

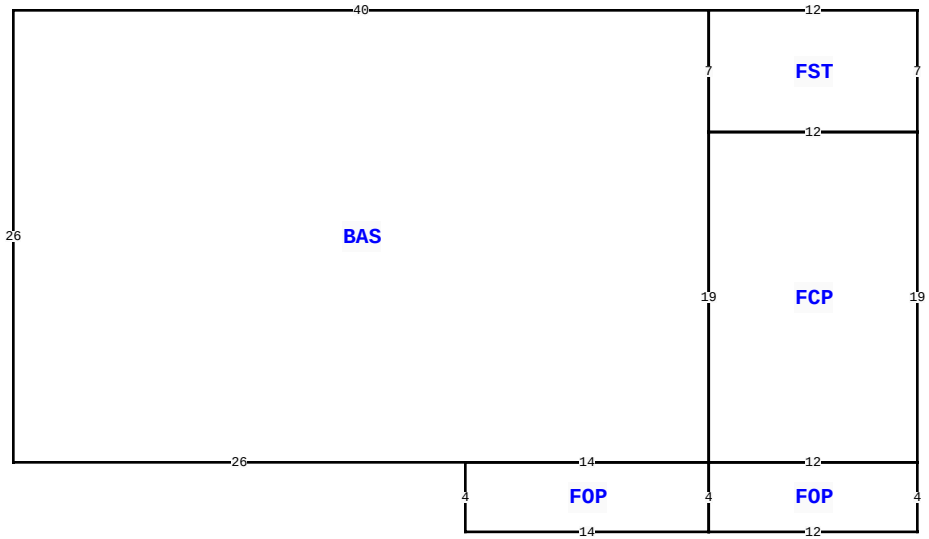
NEIGHBORHOOD/LOC 30317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	60,535
FCP	228	25		57	3,318
FOP	48	30		14	815
FOP	56	30		17	989
FST	84	55		46	2,677
TOTALS	1,456			1,174	68,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,174	96.2064	105.83	124,244	1977	1977	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 1040 HX Base Yr



823 NW OAKLAWN TER, LAKE CITY

BLD DATE | LGL DATE
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,334
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	3,988
TOTAL MARKET VALUE	72,722
SOH/AGL Deduction	0
ASSESSED VALUE	72,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,722
TOTAL JUST VALUE	72,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
349	MAINT/ALTR	50	08/07/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/66	6/03/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: BAKER MARY F						
0388/0215	9/01/1977	03	Q	I		22,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E26 FOP= S4 E14N4 W14$ E14 FOP= S4 E12 N4 W12$
FCP= E12 N19 W12 S19$ N19 FST= E12 N7 W12 S7 $ N7$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0			0.00	0.00	6,380.00	SF		1.00	1.00	1.25	0.50	0.63	3,988							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.15 Total Land Value: 3,988 Market: 0 Agricultural: 0 Common: 3,988 PRINTED 11/17/2026 BY SYS