

COMM NE COR OF SE1/4 OF SE1/4, R  
S 10 DG W 648.46 FT, N 68 DG W 8  
RUN S 11 DG W 245 FT, N 78 DG W

SYKES FREDERICK  
195 NW FISHER CT  
LAKE CITY, FL 32055

**2026**

34-2S-16-01862-012  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	03		
NEIGHBORHOOD/LOC	34216.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2026	1,200	162,792
FOP	180	30	2026	54	7,326
TOTALS	1,380			1,254	170,118

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100%	- 2026								
Heated Area: 1200						HX Base Yr 1999					

BAS  
2026

FOP  
2026

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	170,118			
TOTAL MARKET OB/XF VALUE	1,176			
TOTAL LAND VALUE - MARKET	12,480			
TOTAL MARKET VALUE	183,774			
SOH/AGL Deduction	3,103			
ASSESSED VALUE	180,671			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	129,260			
TOTAL JUST VALUE	183,774			
NCON VALUE	170,118			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	32,483			
SALE:1:1: 1.04 AC (WAS TOLD THIS IS A RELATIVE)				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000050418	New Residential C	100,000	07/23/2024	
000046041	Electrical Servc	0	12/05/2022	
000043959	Electrical Servc	0	03/18/2022	
14441	M H	125	08/26/1998	
<b>SALES DATA</b>				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1515/1900	5/08/2024	WD U	I 11	100
GRANTOR: SYKES FREDERICK				
GRANTEE: SYKES FREDERICK				
0954/1101	10/25/1993	WD Q	I 01	100
GRANTOR: DETURAH BROWN				
GRANTEE: FREDERICK SYKES				
<b>BUILDING NOTES</b>				
<b>BUILDING DIMENSIONS</b>				
BAS=[YR=2026;ORIG=19,13] E30 S40 W30 N40 \$				
FOP=[YR=2026;ORIG=19,53] E30 S6 W30 N6 \$				

EXTRA FEATURES																
L N	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
3	0296	SHED METAL	0	100	28	12			3.50	100	2023	2022		100	1,176	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,480							