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

2027

34-2S-16-01862-012

BUILDING CHARACTERISTICS

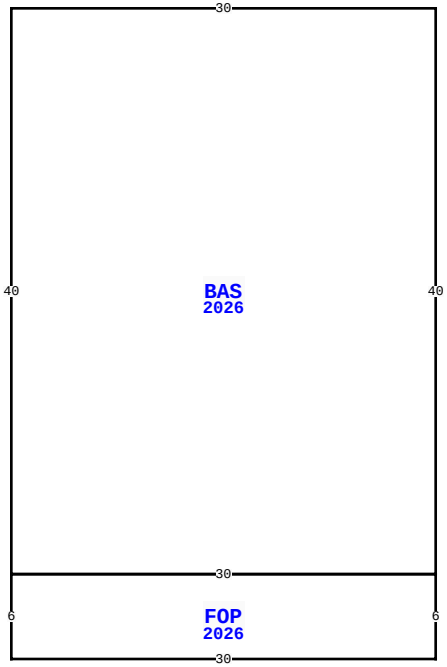
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	157,080
FOP	180	30	2026	54	7,069
TOTALS	1,380			1,254	164,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	119.0000	130.90	164,149	2025	2025	0	0	0	0.00	100.00

3 SINGLE FAM 100% - 2026 Heated Area: 1200 HX Base Yr 1999



195 NW FISHER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,149
TOTAL MARKET OB/XF VALUE		1,176
TOTAL LAND VALUE - MARKET		12,480
TOTAL MARKET VALUE		177,805
SOH/AGL Deduction		0
ASSESSED VALUE		177,805
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,394
TOTAL JUST VALUE		177,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,789

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 Servic	0	12/05/2022
000043959	Electrical Servic	0	03/18/2022
14441	M H	125	08/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,13] E30 S40 W30 N40 $
FOP=[YR=2026;ORIG=19,53] E30 S6 W30 N6 $
.

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	0296	SHED METAL	0	100	28	12	336.00	UT	3.50	3.50	100	2023	2022		100	1,176	

LAND DESCRIPTION

TOTAL OB/XF 1,176

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		00	0.00	0.00	1.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,480							

REVIEW DATE 02/27/2026 BY robin Total Acres: 1.04 Total Land Value: 12,480 Market: 0 Agricultural: 0 Common: 12,480 PRINTED 11/17/2026 BY SYS