COMM AT SW COR OF N1/2 OF N1/2
OF N1/4 OF NE1/4, RUN E 243
FT, N 190.10 FT TO POB,CONT N

TUELL DERRICK G/TUELL VICKIE L
343 SW FAUL COURT
LAKE CITY, FL 32024-4959

**2026**

**02-5S-16-03425-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

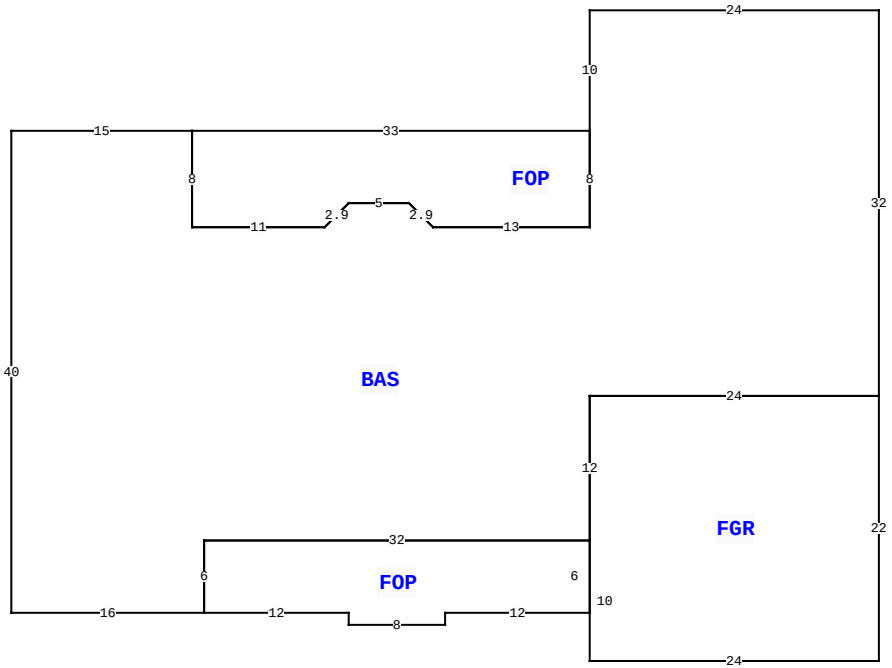
NEIGHBORHOOD/LOC 2516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,246 | 100 | | 2,246 | 248,632 |
| FGR | 528 | 55 | | 290 | 32,103 |
| FOP | 200 | 30 | | 60 | 6,642 |
| FOP | 250 | 30 | | 75 | 8,303 |
| TOTALS | 3,224 | | | 2,671 | 295,680 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,671 | 120.5400 | 135.00 | 360,585 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 2246 HX Base Yr 2009




343 SW FAUL CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 295,680 |
| TOTAL MARKET OB/XF VALUE | | 12,500 |
| TOTAL LAND VALUE - MARKET | | 27,180 |
| TOTAL MARKET VALUE | | 335,360 |
| SOH/AGL Deduction | | 109,442 |
| ASSESSED VALUE | | 225,918 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 175,196 |
| TOTAL JUST VALUE | | 335,360 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 338,966 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24713 | SFR | 667 | 07/06/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1071/0948 | 1/04/2006 | QC | Q | V | 01 | 100 |
| GRANTOR: BILLY AND FAYE PAYNE | | | | | | |
| GRANTEE: DERRICK AND VICKIE | | | | | | |
| 1044/1827 | 4/26/2005 | QC | Q | V | 06 | 100 |
| GRANTOR: SATTERFIELD | | | | | | |
| GRANTEE: PAYNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S10 FOP= W33 S8 E11 U2 R2 E5 R2 D2 E13 N8$ S8 W13 U2 L2 W5 L2 D2 W11 N8 W15 S40 E16 FOP= E12 S1 E8 N1 E12 N6 W32 S6$ N6 E32 FGR= S10 E24 N22 W24 S12$ N12 E24 N32$.

## 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 | 15 | 40 | 600.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,800 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 800 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 24 | 35 | 840.00 | UT | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 100 | 8,400 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,500

| 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 | | | 0.00 | 0.00 | 1.51 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 27,180 | | | | | | | |

REVIEW DATE 09/11/2019 BY KR Total Acres: 1.51 Total Land Value: 27,180 Market: 0 Agricultural: 0 Common: 27,180 PRINTED 11/19/2025 BY SYS