BEG SE COR OF SW1/4 OF SW1/4, RU
490 FT, S 450 FT, E 490 FT TO PO
4 P D HORNE'S S/D UNREC).

DOW TERRY M
102 SW FULTON PL
LAKE CITY, FL 32024-3777

2026

10-4S-16-02858-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

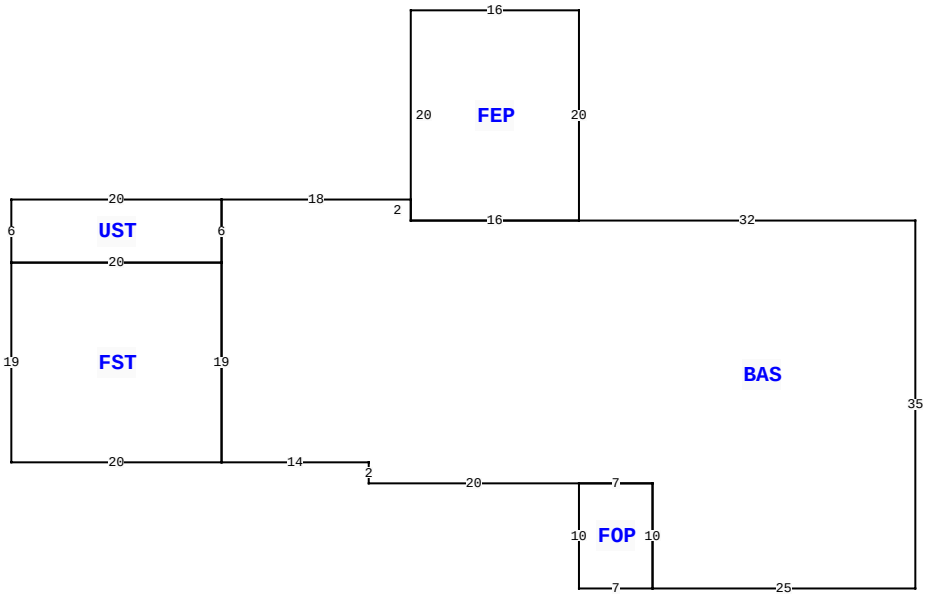
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	154,951
FEP	320	80		256	20,790
FOP	70	30		21	1,706
FST	380	55		209	16,973
UST	120	45		54	4,386
TOTALS	2,798			2,448	198,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,448	111.5500	124.94	305,853	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1908 HX Base Yr 2015



102 SW FULTON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,804
TOTAL MARKET OB/XF VALUE		44,916
TOTAL LAND VALUE - MARKET		49,580
TOTAL MARKET VALUE		293,300
SOH/AGL Deduction		102,548
ASSESSED VALUE		190,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		140,030
TOTAL JUST VALUE		293,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2190	12/02/2021	QC	U	I	11	100
GRANTOR:						
GRANTEE:						
1437/21	4/27/2021	QC	U	V	11	100
GRANTOR: DOW MONA L						
GRANTEE: DOW TERRY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FEP= N20 W16 S20 E16$ W16 N2 W18 UST= W20 S6 E20 N6$ S6 FST= W20 S19 E20 N19$ S19 E14S2 E20 FOP= S10 E7 N10 W7$ E7 S10 E25 N35$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0060	CARPORT F	0	100	24	58	1,392.00	UT	6.50	6.50	100	2014	2014	3	100	9,048	
6	0060	CARPORT F	0	100	16	36	576.00	UT	3.50	3.50	100	2014	2014	3	100	2,016	
7	0031	BARN,MT AE	0	100	0	0	3,328.00	UT	9.00	9.00	100	2015	2015	3	100	29,952	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 44,916

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		*RSFM4	490.00	450.00	1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130							
2	0000	C	VAC RES	100					4.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,450							

REVIEW DATE 01/19/2024 BY KS Total Acres: 5.06 Total Land Value: 49,580 Market: 0 Agricultural: 0 Common: 49,580 PRINTED 10/02/2025 BY SYS