SW1/4 OF SE1/4 AS LIES S OF US-9
RD, EX ADD'L RD R/W FOR BIRLEY R
950-120. & EX 0.644 AC FOR ADDN'

MULKEY ELIZABETH CLAUSER/CLAUSER EDGAR R III
6284 W US HIGHWAY 90
LAKE CITY, FL 32055

**2026**

**29-3S-16-02382-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

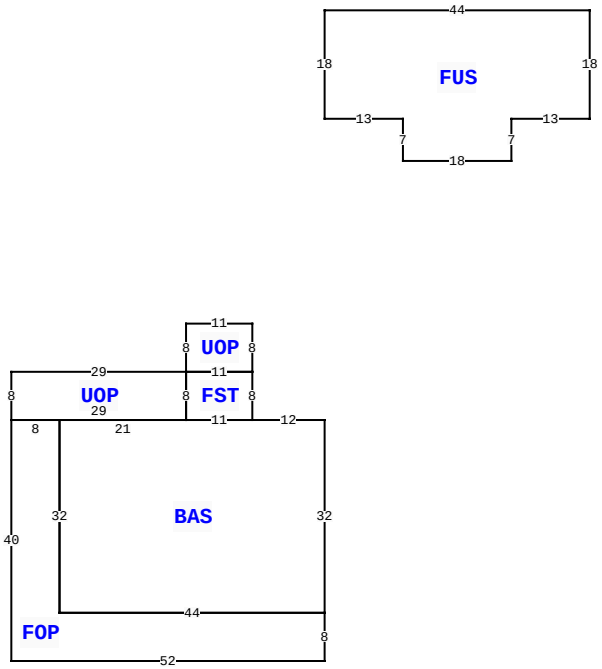
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 29316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,408 | 100 | | 1,408 | 113,137 |
| FOP | 672 | 30 | | 202 | 16,231 |
| FST | 88 | 55 | | 48 | 3,857 |
| FUS | 918 | 100 | | 918 | 73,764 |
| UOP | 88 | 20 | | 18 | 1,446 |
| UOP | 232 | 20 | | 46 | 3,697 |
| TOTALS | 3,406 | | | 2,640 | 212,132 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,640 | 110.3760 | 123.62 | 326,357 | 1986 | 1986 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2005 Heated Area: 2326 HX Base Yr 2005




6284 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 212,132 |
| TOTAL MARKET OB/XF VALUE | | 6,700 |
| TOTAL LAND VALUE - MARKET | | 310,180 |
| TOTAL MARKET VALUE | | 248,282 |
| SOH/AGL Deduction | | 50,858 |
| ASSESSED VALUE | | 197,424 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 146,702 |
| TOTAL JUST VALUE | | 529,012 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 529,012 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1311/2573 | 3/25/2016 | WD | U | I | 11 | 100 |

GRANTOR: DONNA MCADAMS

GRANTEE: EDGAR CLAUSER 111

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 FST= N8 W11 S8 E11$W11N8 UOP= E11 N8 W11 S8$ UOP= W29 S8 E29 N8$ S8 W21 FOP= W8 S40 E52 N8 W44 N32$ S32 E44 N32$ PTR=N50 FUS= N18E44 S18 W13 S7 W18 N7 W13$ S50$.

## 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 2 | 0030 | BARN,MT | 0 | 100 | 40 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 3,000 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,700

| 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 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 19,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 22.36 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 9,950 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 22.36 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 290,680 | | | | | | | |

REVIEW DATE 03/01/2023 BY KS Total Acres: 23.86 Total Land Value: 29,450 Market: 290,680 Agricultural: 9,950 Common: 19,500 PRINTED 11/18/2025 BY SYS