

LOT 3 FAIRFIELD WOODS S/D.
440-98, DC 1380-644, WD 1493-88

MULLEN ELIZABETH ANN LIVING TRUST DATED MAY 11, 20
P O BOX 1893
LAKE CITY, FL 32056

2026

29-3S-16-02391-003

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 29316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100		1,992	156,619
FGR	780	55		429	33,730
FOP	48	30		14	1,100
FSP	160	40		64	5,032
PTO	88	5		4	315
TOTALS	3,068			2,503	196,796

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
1	0070	CARPORT UF	0 100	20	20	400.00	UT	2.50	2.50	100	1993	1993
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-3	0.00	0.00	1.73	AC		1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,503 108.0000 120.96 302,763 1981 1981 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 0

Heated Area: 1992

HX Base Yr

Diagram showing lot layout with dimensions and area labels: BAS, FGR, FOP, FSP, PTO.

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/07/2025 MLU

319 NW LONA LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,796	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		34,600	
TOTAL MARKET VALUE		239,196	
SOH/AGL Deduction		104,374	
ASSESSED VALUE		134,822	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		84,100	
TOTAL JUST VALUE		239,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/88	5/11/2023	WD U	I	11		100
GRANTOR: MULLEN ELIZABETH A						
GRANTEE: MULLEN ELIZABETH AN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W36 S30 E16 FOP= S8 E6 N8 W6\$ E6 S8 E24 N8 E14 FGR= E26 N30 W26 S30\$ N30 PTO= E7 N8 W11 S8 E4\$ W4 FSP= N8 W20 S8 E20\$ W20\$.												