LOT 11, BLK 4 GOLF MANOR S/D.
1041-2130, WD 1438-1404, WD 1494

FULLER DAVID A/FULLER NANCY P
241 SE CAMERON TER
LAKE CITY, FL 32025

2026

33-3S-17-06786-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

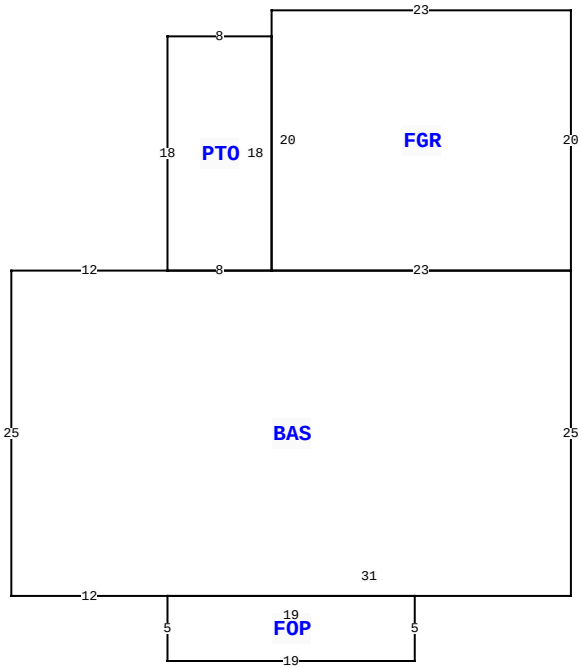
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.140	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	116,303
FGR	460	55		253	27,372
FOP	95	30		28	3,029
PTO	144	5		7	757
TOTALS	1,774			1,363	147,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	107.3280	120.21	163,846	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2024 Heated Area: 1075 HX Base Yr 2024



241 SE CAMERON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		165,961
SOH/AGL Deduction		24,820
ASSESSED VALUE		141,141
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		40,419
TOTAL JUST VALUE		165,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049289	Storage Building	9,150	02/26/2024
000048421	Roof Replacement	10,000	10/16/2023
23055	SFR	320	04/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1537/2498	3/10/2025	LE	U	I	14	100
GRANTOR: FULLER DAVID A (ENH L						
GRANTEE: KING ROXANNE (RMDR'						
1494/617	7/05/2023	WD	Q	I	01	185,500
GRANTOR: PIERCE TERESA NICOLE						
GRANTEE: FULLER DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S25 E12 FOP= S5 E19 N5 W19$ E31 N25 FGR= N20 W23 S20 E23$ W23 PTO= N18 W8 S18 E8$ W8$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/20/2023 BY JS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS