

LOT 54 APPALACHIE TRACE UNR: COM  
 SW1/4, RUN N 693.38 FT FOR POB,  
 652.38 FT, NE 17 DEG 883.62 FT T

FULLER ANDREW SYLVANUS  
 414 SW BEDROCK ST  
 LAKE CITY, FL 32024

**2026**

02-6S-16-03766-154  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 95,095 TOTAL MARKET VALUE 95,095 SOH/AGL Deduction 22,551 ASSESSED VALUE 72,544 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,544 TOTAL JUST VALUE 95,095 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095									
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1424/0940 11/11/2020 QC U V 11 100 GRANTOR: ANN-MARIE J FULLER-HO GRANTEE: ANDREW SYLVANUS FUL 1423/2124 8/06/2016 QC U V 11 100 GRANTOR: PERCIVAL FULLER GRANTEE: ANDREW SYLVANUS FUL										
MAP NUM MKT AREA 02																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE 04/07/2025 MLU AG DATE										
NEIGHBORHOOD/LOC 3616.0100 1.00/																	BUILDING NOTES BUILDING DIMENSIONS										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
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									
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	0000	C	VAC RES	0			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095									