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

BUILDING CHARACTERISTICS

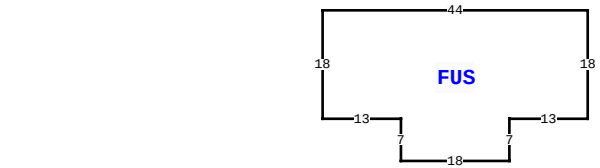
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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/

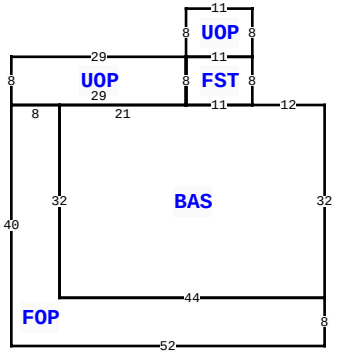
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100		1,408	113,137
FOP	672	30		202	16,231
FST	88	55		48	3,857
FUS	918	100		918	73,764
UOP	88	20		18	1,446
UOP	232	20		46	3,697
TOTALS	3,406			2,640	212,132

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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		51,404
ASSESSED VALUE		196,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,467
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 06/08/2026 BY SYS