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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

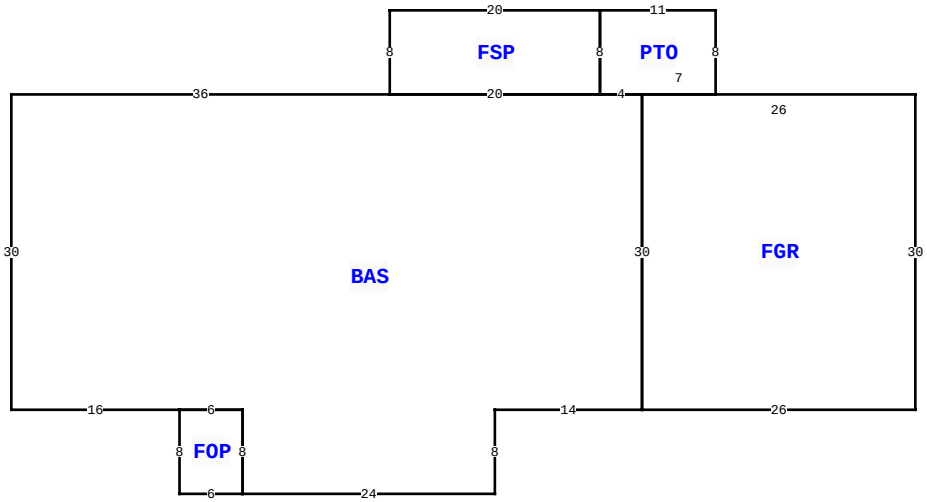
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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

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



319 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		196,796
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		38,060
TOTAL MARKET VALUE		242,656
SOH/AGL Deduction		108,227
ASSESSED VALUE		134,429
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,018
TOTAL JUST VALUE		242,656
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$.

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	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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-3	0.00	0.00	1.73	AC		1.00	1.00	1.00	22,000.00	22,000.00	38,060							

REVIEW DATE 03/02/2023 BY KS Total Acres: 1.73 Total Land Value: 38,060 Market: 0 Agricultural: 0 Common: 38,060 PRINTED 06/08/2026 BY SYS