LOTS 12 & 13 SUWANNEE RIVER DOWN
679-72, 687-399, 750-416-417, 87

FULLER JEFFREY L/FULLER MARGARET
343 SW SUWANNEE DOWNS DR
LAKE CITY, FL 32024

2026

32-3S-16-02431-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

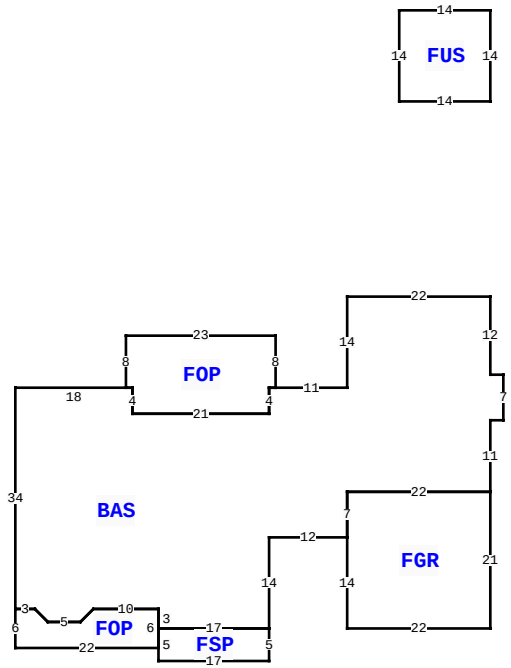
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100		2,257	259,651
FGR	462	55		254	29,221
FOP	118	30		35	4,027
FOP	268	30		80	9,203
FSP	85	40		34	3,911
FUS	196	100		196	22,548
TOTALS	3,386			2,856	328,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,856	134.5540	153.39	438,082	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 2453 HX Base Yr 2001



343 SW SUWANNEE DOWNS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		328,562
TOTAL MARKET OB/XF VALUE		26,122
TOTAL LAND VALUE - MARKET		86,697
TOTAL MARKET VALUE		441,381
SOH/AGL Deduction		162,514
ASSESSED VALUE		278,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,456
TOTAL JUST VALUE		441,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,359

SALE:1:1: LOTS 12 & 13 SUWANNEE RIVER DOWNS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049319	Roof Replacement	20,950	02/29/2024
30421	MAINT/ALTR	40	08/27/2012
19037	POOL	155	12/11/2001
16673	SFR	355	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/2401	3/04/1999	WD	Q	V		50,800
GRANTOR: THOMPSON						
GRANTEE: FULLER (ALSO ORB 87						
0679/0072	2/01/1989	WD	Q	V		35,500
GRANTOR: SUWANNEE RIVER DOWNS						
GRANTEE: THOMPSON JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W11 FOP= N8 W23 S8 E1 S4 E21 N4 E1$ W1 S4 W21 N4 W18 S34 FOP= S6 E22 N6 W10 L2 D2 W5 U2 L2 W3$ E3 R2 D2 E5 U2 R2 E10 S3 FSP= S5 E17 N5 W17$ E17 N14 E12 FGR= S14 E22 N21 W22 S7 $ N7 E22 N11 E2 N7 W2 N12$ PTR= N30 FUS= N14 W14 S14 E14$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	20	21	420.00	UT	1.50	1.50	100	2000	2000	3	100	630	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
4	0166	CONC,PAVMT	0	100	37	50	1,338.00	UT	2.00	2.00	100	2002	2002	3	100	2,676	
5	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.50	2.50	100	2002	2002	3	100	2,880	
6	0120	CLFENCE 4	0	100	0	0	400.00	UT	6.00	6.00	100	2006	2006	3	100	2,400	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 26,122

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	10.14	AC		1.00	1.00	0.90	9,500.00	8,550.00	86,697							

REVIEW DATE 06/27/2023 BY KS Total Acres: 10.14 Total Land Value: 86,697 Market: 0 Agricultural: 0 Common: 86,697 PRINTED 05/08/2026 BY SYS