COMM NE COR OF SE1/4 OF NW1/4, R
TO N R/W OF US-90, W ALONG R/W 8
FOR POB, RUN N 546 FT, W 232 FT,

FULTON LARRY/FULTON LAQUITA
3191 E US HWY 90
LAKE CITY, FL 32055

2027

35-3S-17-07318-000

BUILDING CHARACTERISTICS

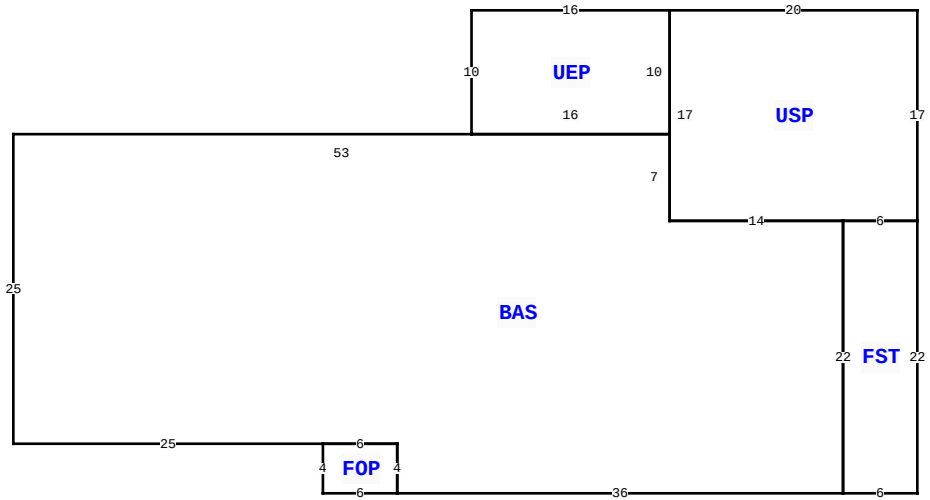
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100		1,721	141,073
FOP	24	30		7	574
FST	132	55		73	5,984
UEP	160	60		96	7,870
USP	340	35		119	9,755
TOTALS	2,377			2,016	165,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	114.6420	126.11	254,238	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1721 HX Base Yr



3191 E US HIGHWAY 90 , LAKE CITY

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2005	2005	3	50	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,255
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	240,955
SOH/AGL Deduction	149,711
ASSESSED VALUE	91,244
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	34,833
TOTAL JUST VALUE	240,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0757/1302	3/10/1992	WD	Q	I		51,000
GRANTOR: VETERANS ADMINISTRA						
GRANTEE: LARRY FULTON						
0750/1618	9/13/1991	CT	U	I	11	47,000
GRANTOR: ROBERT CARL MOORE						
GRANTEE: VETERANS ADMINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N7 UEP= N10 W16 S10E16$ W53 S25 E25 FOP= S4 E6 N4 W6$ E6 S4 E36 FST= E6 N22W6 S22$ N22$ USP= E6 N17 W20 S17 E14$.

LAND DESCRIPTION

TOTAL OB/XF 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			0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 03/16/2020 BY CP Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/16/2026 BY SYS