LOT 3 BISHOP CORNER S/D. WD IN O
DESCRIBES IT AS FOLLOWS: LOTS 2
CORNER S/D, EX THE NORTHERN 1 AC

BULOCK COLLIN G
1595 SW BISHOP AVE
LAKE CITY, FL 32024

2026

02-5S-16-03443-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

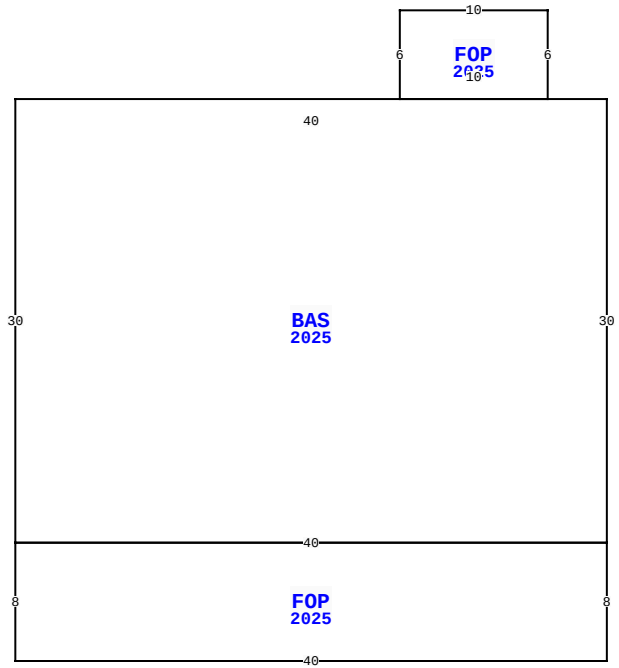
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	155,676
FOP	60	30	2025	18	2,335
FOP	320	30	2025	96	12,454
TOTALS	1,580			1,314	170,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,314	117.0000	131.04	172,187	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1200 HX Base Yr 2025



1595 SW BISHOP AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,465
TOTAL MARKET OB/XF VALUE		3,760
TOTAL LAND VALUE - MARKET		10,800
TOTAL MARKET VALUE		185,025
SOH/AGL Deduction		0
ASSESSED VALUE		185,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,303
TOTAL JUST VALUE		185,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050444	New Residential C	160,000	07/25/2024
000050225	Right-of-Way Acce		06/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/757	6/06/2024	WD	Q	V	01	17,000
GRANTOR: SHEPPARD ROBERT D						
GRANTEE: BULOCK COLLIN G						
1472/1985	8/03/2022	CY	U	V	18	9,900
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: SHEPPARD ROBERT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=0,14] E40 S30 W40 N30 $
FOP=[YR=2025;ORIG=26,8] E10 S6 W10 N6 $
FOP=[YR=2025;ORIG=0,44] E40 S8 W40 N8 $
.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
2	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2025	2024		100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 3,760

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		RSF-1	0.00	0.00	0.72	AC		1.00	1.00	1.00	15,000.00	15,000.00	10,800							

REVIEW DATE 12/20/2024 BY HC Total Acres: 0.72 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 11/21/2025 BY SYS