LOT 16 BLOCK A HOLLY BROOK S/D.
796-2238, WD 1047-2658, WD 1052-

MORTON JOHNNIE/MORTON DANIELLE M
182 SW BAMBI LN
LAKE CITY, FL 32025

2026

07-4S-17-08106-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

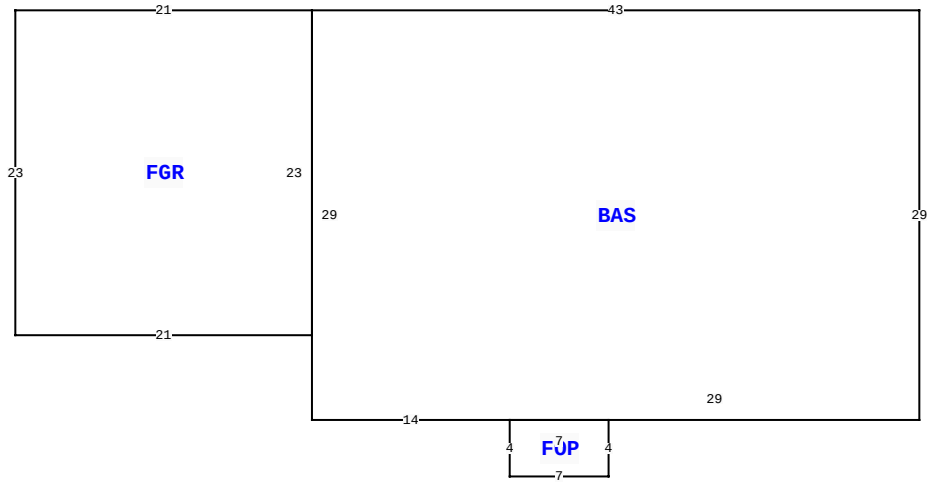
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,247	100		1,247	149,707
FGR	483	55		266	31,935
FOP	28	30		8	961
TOTALS	1,758			1,521	182,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,521	126.1062	141.24	214,826	2006	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 1247 HX Base Yr



182 SW BAMBI LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	182,602
TOTAL MARKET OB/XF VALUE	7,325
TOTAL LAND VALUE - MARKET	10,175
TOTAL MARKET VALUE	200,102
SOH/AGL Deduction	0
ASSESSED VALUE	200,102
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,102
TOTAL JUST VALUE	200,102
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,250

LAND:1:1: .51 AC

SALE:1:1: LIVES IN COUNTRY VILLAGE,LOT JOINS HIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049506	Roof Replacement	10,540	03/26/2024
23464	SFR	407	08/05/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/1574	4/10/2024	WD	Q	I	01	245,000
GRANTOR: ULMAN MARY ANN TRUSTE						
GRANTEE: MORTON JOHNNIE						
1137/1221	11/16/2007	WD	U	I		100
GRANTOR: MARY ANN ULMAN						
GRANTEE: MARY ANN ULMAN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FGR= W21 S23 E21 N23$ S29 E14 FOP= S4 E7 N4 W7$ E29 N29$.

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	0166	CONC,PAVMT	0	0	0	0	2,175.00	UT	3.00	3.00	100	2006	2006	3	100	6,525	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 7,325

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.55	18,500.00	10,175.00	10,175							

REVIEW DATE 05/15/2024 BY TP Total Acres: 0.47 Total Land Value: 10,175 Market: 0 Agricultural: 0 Common: 10,175 PRINTED 10/03/2025 BY SYS