COMM SE COR, RUN W 1647.82 FT CO
988.69 FT, N 1328.59 FT, E 494.6
FT, E 494.46 FT, S 442.30 FT TO

BULLARD CARL JR/BULLARD JOLENE
P O BOX 36
LAKE CITY, FL 32056-0036

2026

09-5S-16-03499-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

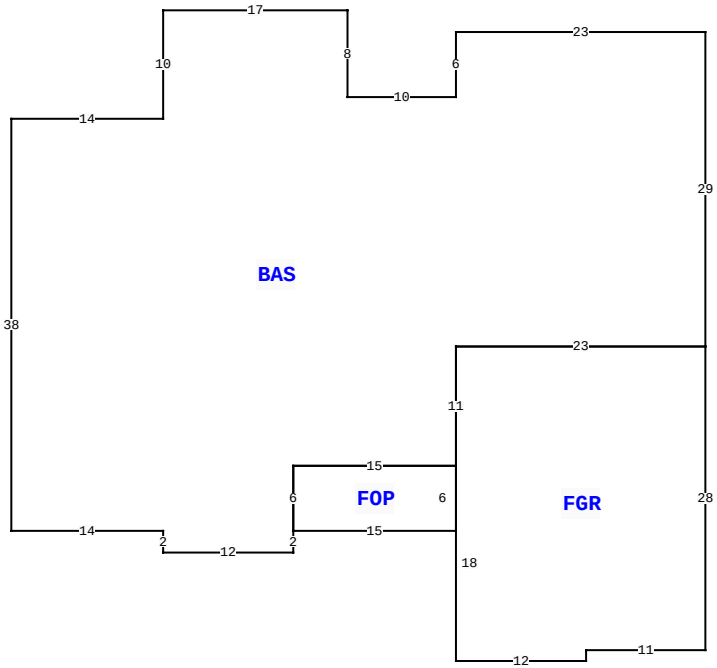
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100		2,349	232,386
FGR	656	55		361	35,713
FOP	90	30		27	2,671
TOTALS	3,095			2,737	270,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,737	114.7104	128.48	351,650	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2349 HX Base Yr 2003



422 SW SAPLING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,770
TOTAL MARKET OB/XF VALUE		15,460
TOTAL LAND VALUE - MARKET		123,360
TOTAL MARKET VALUE		297,726
SOH/AGL Deduction		84,590
ASSESSED VALUE		213,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,414
TOTAL JUST VALUE		409,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,107

LAND:3:1: A PORTION OF THIS IS A RAVINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18634	SFR	376	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/0368	4/03/2002	WD	Q	V	03	36,000
GRANTOR: BRYAN'S & KHACHIGAN'S						
GRANTEE: CARL JR & JOLENE BU						
0933/1291	7/31/2001	WD	Q	V	03	32,000
GRANTOR: BRYAN & KHACHIGAN						
GRANTEE: CARL JR & JOLENE BU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S6 W10 N8 W17 S10 W14 S38 E14 S2 E12 N2 FOP= E15 N6 W15 S6$ N6 E15 FGR= S18 E12 N1 E11 N28 W23 S11$ N11 E23 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,450.00	UT	2.00	2.00	100	2002	2002	3	100	2,900	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,260	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	8,900	

LAND DESCRIPTION

TOTAL OB/XF 15,460

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.56	AC		1.00	1.00	1.00	281.00	281.00	5,496							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.56	AC		1.00	1.00	1.00	6,000.00	6,000.00	117,360							

REVIEW DATE 09/03/2019 BY BC Total Acres: 20.56 Total Land Value: 11,496 Market: 117,360 Agricultural: 5,496 Common: 6,000 PRINTED 11/19/2025 BY SYS