BEG NE COR OF SEC, RUN S 3641.80
CR-246, W ALONG R/W 505.37 FT TO
N ALONG R/W 3665.81 FT, E 993.16

THE KEVIN & SUZANNE SWISHER REVOCABLE TRUST DATED
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

13-2S-16-01603-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

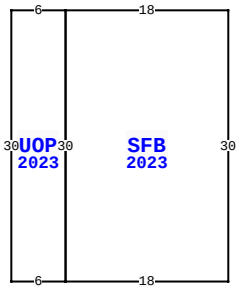
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13216.00	1.00/

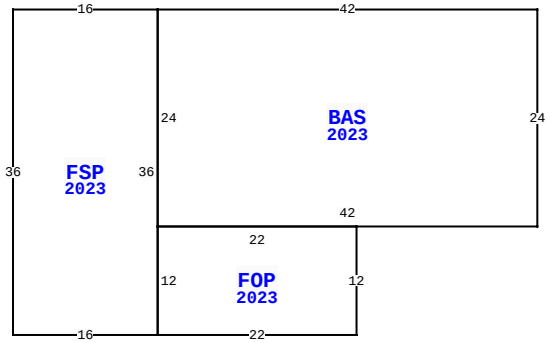
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2023	1,008	89,616
FOP	264	30	2023	79	7,024
FSP	576	40	2023	230	20,448
SFB	540	80	2023	432	38,407
UOP	180	20	2023	36	3,200
TOTALS	2,568			1,785	158,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	105.8400	118.54	211,594	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1548 HX Base Yr





COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	158,696
TOTAL MARKET OB/XF VALUE	54,608
TOTAL LAND VALUE - MARKET	98,730
TOTAL MARKET VALUE	239,085
SOH/AGL Deduction	0
ASSESSED VALUE	239,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,085
TOTAL JUST VALUE	312,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16824	PUMP/UTPOL	30	04/07/2000
11599	PUMP/UTPOL	125	08/30/1996
8627	PUMP/UTPOL	30	07/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2765	4/11/2022	WD	Q	I	05	525,000
GRANTOR: BULLARD CARL W SRREVO						
GRANTEE: THE KEVIN & SUZANNE						
1309/1373	2/03/2016	WD	U	V	11	100
GRANTOR: CARL W BULLARD SR (SI						
GRANTEE: CARL W BULLARD SR T						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

BUILDING NOTES

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	0030	BARN,MT	0	0	0	0	2,976.00	UT	18.00	18.00	100	2022	2021		100	53,568	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	640.00	640.00	100	2023	2022		100	640	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,9] E42 S24 W42 N24 $
FSP=[YR=2023;ORIG=6,9] E16 S36 W16 N36 $
SFB=[YR=2023;ORIG=-30,4] E18 S30 W18 N30 $
FOP=[YR=2023;ORIG=22,33] E22 S12 W22 N12 $
UOP=[YR=2023;ORIG=-36,4] E6 S30 W6 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 54,608

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					3.95	AC		1.00	1.00	1.00	4,500.00	4,500.00	17,775							
2	5500	A	TIMBER 2	0					17.99	AC		1.00	1.00	1.00	445.00	445.00	8,006							
3	9910	M	MKT.VAL.AG	0					17.99	AC		1.00	1.00	1.00	4,500.00	4,500.00	80,955							

REVIEW DATE 05/16/2023 BY jerry Total Acres: 21.94 Total Land Value: 25,781 Market: 80,955 Agricultural: 8,006 Common: 17,775 PRINTED 11/19/2025 BY SYS