BEG AT A PT 198 FT S OF NW COR O
326 FT, E 1789.5 FT TO W LINE OF
C C RD, RUN NE ON W R/W OF RD 31

AUDREY BULLARD LLC
P O BOX 1733
LAKE CITY, FL 32056

2026

18-4S-17-08453-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1730 SW STATE ROAD 47 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	294,000
TOTAL MARKET VALUE	6,542
SOH/AGL Deduction	0
ASSESSED VALUE	6,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,542
TOTAL JUST VALUE	294,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/1985	6/05/2018	WD	Q	I	01	233,900
GRANTOR: JAMES RONALD PINNER						
GRANTEE: AUDREY BULLARD LLC						
1361/1979	5/17/2018	QC	U	I	11	100
GRANTOR: GARRET R CAREY						
GRANTEE: APRIL CAREY GALLARD						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		RSF-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	445.00	445.00	6,542							
2	9910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	20,000.00	20,000.00	294,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 14.70 Total Land Value: 6,542 Market: 294,000 Agricultural: 6,542 Common: 0 PRINTED 11/06/2025 BY SYS