COMM AT NE COR OF SE1/4 OF NW1/4
TO A PT ON S LINE OF SW CRYSTAL
RUN W 296.22 FT, S 255.86 FT FOR

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

2026

18-4S-17-08461-002

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	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

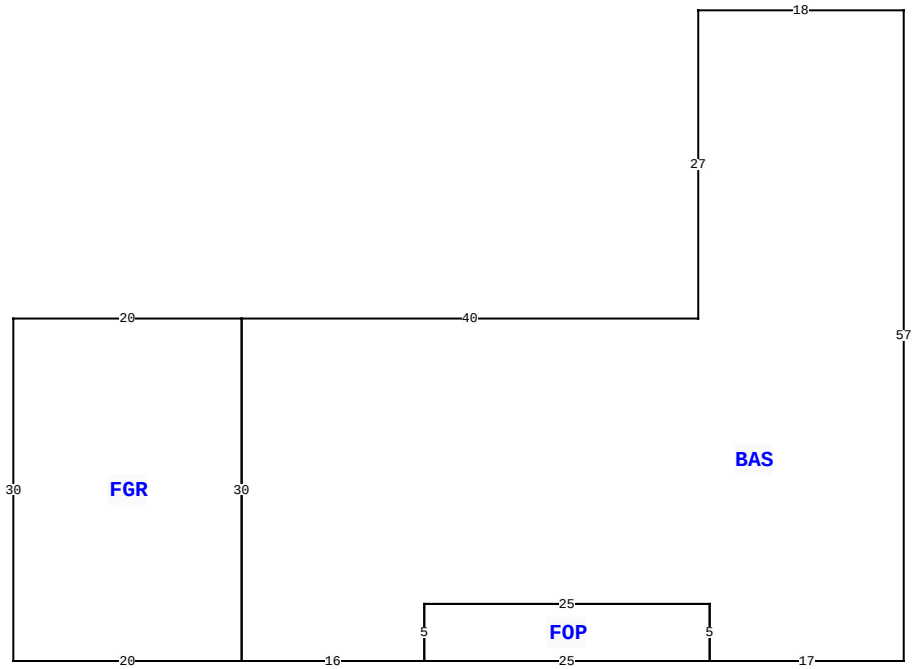
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100		2,101	166,173
FGR	600	55		330	26,100
FOP	125	30		38	3,006
TOTALS	2,826			2,469	195,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,469	108.6400	121.68	300,428	1960	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2101 HX Base Yr



1996 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	195,278
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	248,528
SOH/AGL Deduction	0
ASSESSED VALUE	248,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,528
TOTAL JUST VALUE	248,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1158	6/12/2018	WD	U	I	11	100
GRANTOR: AUDREY S BULLARD						
GRANTEE: AUDREY BULLARD LLC						
1316/2106	4/28/2016	WD	U	I	11	0
GRANTOR: JBC DEVELOPMENT CO						
GRANTEE: AUDREY S BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S27 W40 FGR= W20 S30 E20 N30$ S30 E16 FOP= E25N5 W25 S5$ N5 E25 S5 E17 N57$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	1,200.00	1,200.00	75	0	0	3	75	900	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0120	CLFENCE 4	0	0	0	0	200.00	UT	5.50	5.50	50	2013	2013	3	50	550	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	40,000							

REVIEW DATE 05/09/2017 BY BC Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/04/2025 BY SYS