

LOT 13 SADDLE OF THE SOUTH ESTAT
751-2137, 775-196, 967-29, DC 13

MEARS KAREN ANDREA
210 SW BULLARD CT
LAKE CITY, FL 32025

2026

18-4S-17-08466-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06
DOR CODE	0100	SINGLE FAMILY

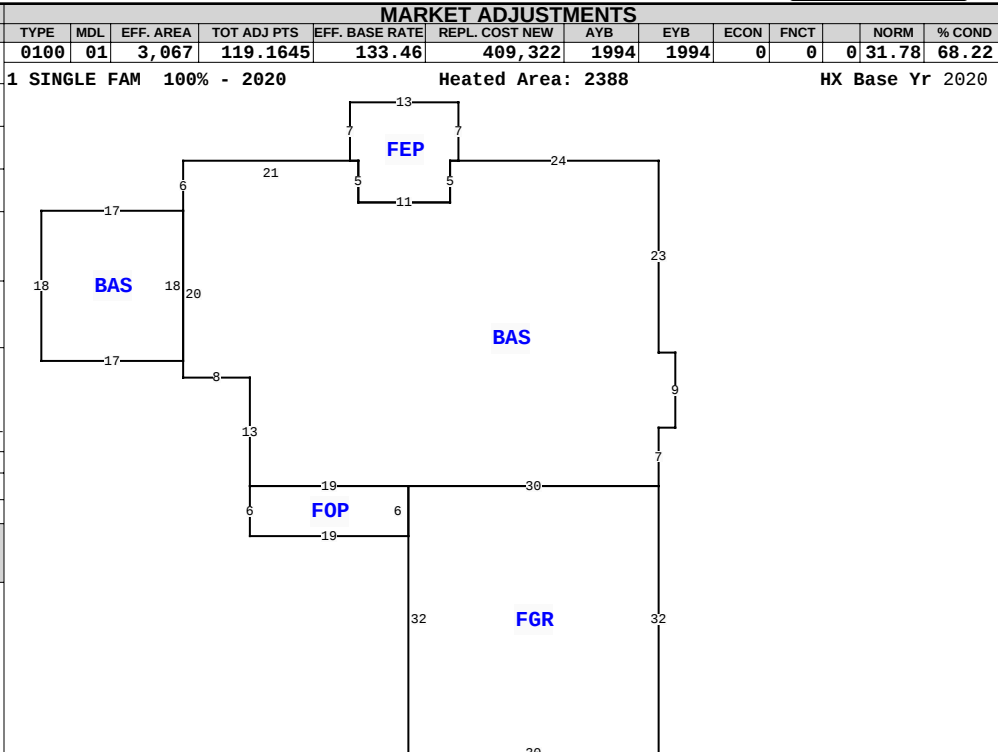
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100		306	27,860
BAS	2,082	100		2,082	189,559
FEP	146	80		117	10,653
FGR	960	55		528	48,073
FOP	114	30		34	3,096

TOTALS	3,608			3,067	279,239
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1,390.00	UT	1.50
3	0210	GARAGE U	0	100	24	24	576.00	UT	5.50
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00



210 SW BULLARD CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		279,239	
TOTAL MARKET OB/XF VALUE		8,453	
TOTAL LAND VALUE - MARKET		25,875	
TOTAL MARKET VALUE		313,567	
SOH/AGL Deduction		71,889	
ASSESSED VALUE		241,678	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		190,956	
TOTAL JUST VALUE		313,567	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,783	

LAND:1:1: 1.55 AC.-LARGER THAN OTHER LOTS IN S/D D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048839	Electrical Servic	0	12/12/2023
27765	ADDN SFR	153	04/22/2009
7546	SFR	50,000	09/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/2183	5/03/2019	WD	Q	I	01	275,500
GRANTOR: RICHARD W & KATTRINA						
GRANTEE: KAREN ANDREA MEARS						
1335/2750	4/28/2017	WD	Q	I	01	246,000
GRANTOR: CAROL ALTENBAUGHT						
GRANTEE: RICHARD W & KATTRIN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FEP= N7 W13 S7 E1 S5 E11 N5 E1\$ W1 S5 W11 N5 W21 S6									
BAS= W17 S18 E17 N18 \$ S20 E8 S13 FOP= S6 E19 N6 W19\$ E19									
FGR= S32 E30 N32 W30\$ E30 N7 E2 N9 W2 N23\$.									