COMM INTERS N LINE OF NE1/4 SW1/
US-441, RUN S ALONG R/W 157.5 FT
RUN E 210 FT, S 52.5 FT, W 210 F

BULLARD CARL W JR
P O BOX 114
LAKE CITY, FL 32056

2025

20-3S-17-05360-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

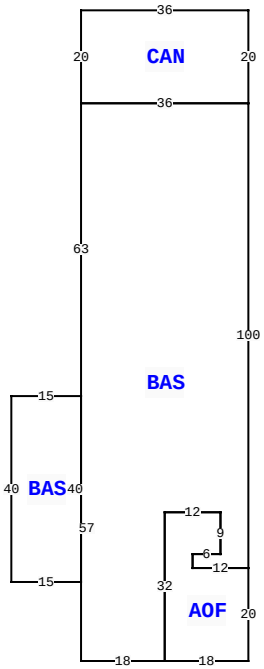
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	486	110		535	5,552
BAS	600	100		600	6,227
BAS	3,834	100		3,834	39,791
CAN	720	30		216	2,242
TOTALS	5,640			5,185	53,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	04	5,185	49.6516	18.87	97,841	1983	1983	0	0	5	40.00	55.00

1 PREF M B A 0% - 2023 Heated Area: 4920 HX Base Yr



1787 N US HIGHWAY 441 , 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	53,813
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	8,269
TOTAL MARKET VALUE	63,582
SOH/AGL Deduction	0
ASSESSED VALUE	63,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,582
TOTAL JUST VALUE	63,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/394	1/29/2024	QC	U	I	11	100
GRANTOR: BULLARD CARL W SR						
GRANTEE: BULLARD CARL W SR						
1507/378	1/29/2024	WD	U	I	11	100
GRANTOR: BULLARD CARL W SR AS						
GRANTEE: BULLARD CARL W SR						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N20 W36 S20 E36$ BAS= W36 S63 BAS= W15 S40 E15 N40$ S57E18 AOF= N32 E12 S9 W6 S3 E12 S20 W18$ N32 E12 S9 W6 S3 E12 N100$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	4800	C	WAREHOUSE	0		00	52.00	210.00	11,025.00	SF		1.00	1.00	1.00	0.75	0.75	8,269							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.25 Total Land Value: 8,269 Market: 0 Agricultural: 0 Common: 8,269 PRINTED 08/15/2025 BY SYS