BEG INTERS E R/W US-441 & N LINE
SW1/4, RUN E 210 FT, S 157.5 FT,
N 157.5 FT TO POB. (IN NE1/4 OF

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

2026

20-3S-17-05364-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

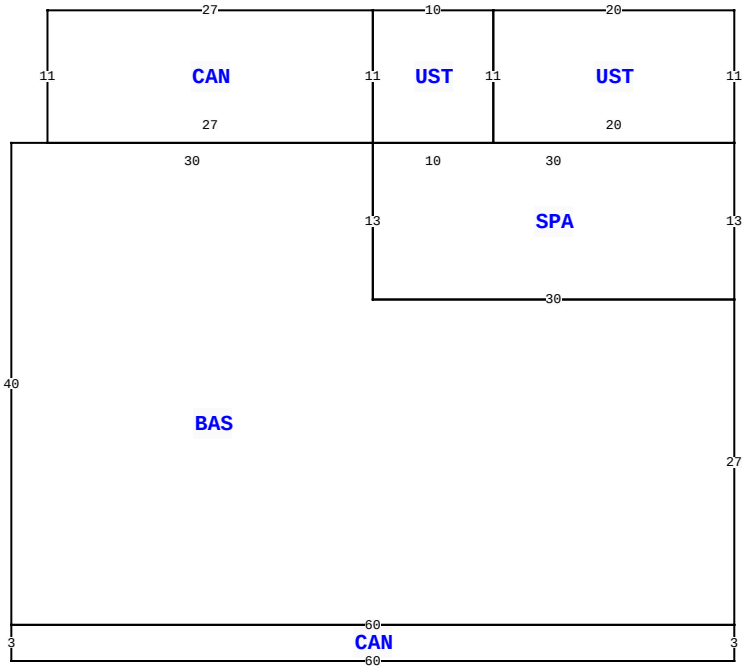
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
BAS	2,010	100		2,010	51,098
CAN	180	30		54	1,373
CAN	297	30		89	2,263
SPA	390	100		390	9,914
UST	110	50		55	1,398
UST	220	50		110	2,797
TOTALS	3,207			2,708	68,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	2,708	94.1640	42.37	114,738	1987	1987	0	0	0	40.00	60.00

1 PREF M B R 0% - 2023 Heated Area: 2400 HX Base Yr



1801 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	68,843
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	24,806
TOTAL MARKET VALUE	96,149
SOH/AGL Deduction	0
ASSESSED VALUE	96,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,149
TOTAL JUST VALUE	96,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,149

LAND:1:1: 33075 SQ FT = 0.76 AC

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

UST= N11 W20 S11 E20$ SPA= W30 UST= N11 E10 S11 W10$ CAN= N11 W27 S11 E27$ BAS= W30 S40 CAN= S3 E60 N3 W60$ E60 N27 W30 N13 $ S13 E30 N13 $.

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	0.00	0.00	100	2003	2003	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1100	C	STORE 1FLR	0		00	157.00	210.00	33,075.00	SF		1.00	1.00	1.00	0.75	0.75	24,806							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.76 Total Land Value: 24,806 Market: 0 Agricultural: 0 Common: 24,806 PRINTED 11/20/2025 BY SYS