BEG SE COR OF SADDLE RIDGE S/D,
E'LY 378.59 FT, S 691.26 FT TO N
375.37 FT TO POB.

BULLARD ALEX TALMADGE/BULLARD MELISSA LYNN
4207 SW CR 242
LAKE CITY, FL 32024

2026

21-4S-16-03081-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

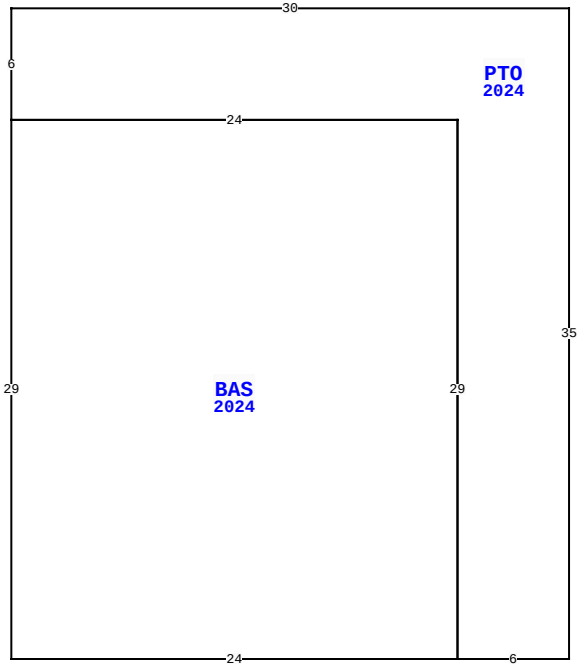
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	2024	696	93,936
PTO	354	5	2024	18	2,429
TOTALS	1,050			714	96,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	714	122.9600	137.72	98,332	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 696 HX Base Yr 2024



4207 SW COUNTY ROAD 242, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,365
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		62,100
TOTAL MARKET VALUE		158,465
SOH/AGL Deduction		26,461
ASSESSED VALUE		132,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,282
TOTAL JUST VALUE		158,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,449

LAND:1:1: SPLIT FROM 03081-014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046385	New Residential C	110,000	02/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1953	10/12/2021	WD	Q	V	01	70,000
GRANTOR: BAIRD BOBBY D						
GRANTEE: BULLARD ALEX TALMAD						
1431/99	2/08/2021	WD	Q	V	01	67,000
GRANTOR: DANIEL CRAPPS FAMILY						
GRANTEE: BAIRD BOBBY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S29 E24 N29 W24 $
PTO=[YR=2024;ORIG=60,4] S6 E24 S29 E6 N35 W30 $
.

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	0100	C	SFR	100		A-1	0.00	0.00	6.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,100							

REVIEW DATE 04/08/2025 BY KS Total Acres: 6.21 Total Land Value: 62,100 Market: 0 Agricultural: 0 Common: 62,100 PRINTED 10/03/2025 BY SYS