BEG NW COR OF SE1/4 OF NW1/4, E
1386.76 FT TO N R/W WATSON RD, W
262.76 FT, N 1388.76 FT TO POB.

BULLARD PROPERTIES, INC
P O BOX 1432
LAKE CITY, FL 32056

2026

28-5S-16-03730-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2871 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	79,230
TOTAL MARKET VALUE	90,230
SOH/AGL Deduction	21,333
ASSESSED VALUE	68,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,897
TOTAL JUST VALUE	90,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40966	M H		12/03/2020
35380	TR/TRAILER	238	06/02/2017
34158	PUMP/UTPOL	50	06/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1310/0042	2/17/2016	WD	U	V	12	28,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: BULLARD PROPERTIES,						
1234/2142	5/09/2012	WD	U	V	12	47,300
GRANTOR: VENTURE POINTE LLC						
GRANTEE: CAPITAL CITY BANK						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	8.34	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,230							

REVIEW DATE 01/13/2021 BY JB Total Acres: 8.34 Total Land Value: 79,230 Market: 0 Agricultural: 0 Common: 79,230 PRINTED 11/20/2025 BY SYS