SE1/4 EX 6.16 AC DESC ORB 1140-1
COR. & ALSO A PARCEL LYING IN S
AS FOLLOWS: BEG SW COR OF SEC 29

BULLARD MANAGEMENT SERVICES INC
P O BOX 1432
LAKE CITY, FL 32056

2026

30-6S-16-04002-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	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

663 SW PEWTER DR, FORT WHITE

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	270,945
TOTAL MARKET VALUE	16,919
SOH/AGL Deduction	0
ASSESSED VALUE	16,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,919
TOTAL JUST VALUE	270,945
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38571	M H	415	09/06/2019
38524	PUMP/UTPOL	50	08/26/2019
36570	M H	612	01/12/2018
35139	PUMP/UTPOL	50	04/05/2017
34606	M H	50	11/01/2016
34083	TR/TRAILER	238	05/24/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1327/2088	12/16/2016	QC	U	V	11	100
GRANTOR: F B D INC						
GRANTEE: BULLARD MANAGEMENT						
1140/1954	1/09/2008	WD	Q	V	03	14,700
GRANTOR: F B D INC						
GRANTEE: BULLARD MANAGEMENT						

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

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	60.21	AC		1.00	1.00	1.00	281.00	281.00	16,919							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.21	AC		1.00	1.00	1.00	4,500.00	4,500.00	270,945							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 60.21 Total Land Value: 16,919 Market: 270,945 Agricultural: 16,919 Common: 0 PRINTED 10/13/2025 BY SYS