

(AKA LOT 4 PINE ACRES UNREC). CO
1367.54 FT FOR POB, CONT N 432.2
FT, S 4 DEG E 347.17 FT, S 11 DE

DEAS BULLARD PROPERTIES LLP
672 E DUVAL ST
LAKE CITY, FL 32055

2026

31-5S-16-03744-304



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	31516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	45,612
TOTALS	1,836			1,836	45,612

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	10	21	210.00	UT	4.50
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.09

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0200	02	1,836	86.5640	70.98	130,319	1999	1999		0	0	20	45.00	35.00
1 MANUF 1 0% - 0 Heated Area: 1836 HX Base Yr													
27 68 27 68 BAS													
1144 SW FAULKNER DR, FORT WHITE													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0	0	10	21	210.00	UT	4.50	4.50	100	2001	2001
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020

TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.09	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,612	
TOTAL MARKET OB/XF VALUE		11,945	
TOTAL LAND VALUE - MARKET		95,855	
TOTAL MARKET VALUE		153,412	
SOH/AGL Deduction		28,933	
ASSESSED VALUE		124,479	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,479	
TOTAL JUST VALUE		153,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18264	M H	125	05/11/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1333/0483	3/17/2017	QC	U	I	11
GRANTOR: PAUL & TAMMY HIPPE					
GRANTEE: DEAS BULLARD PROPER					
0942/0599	5/04/2001	CD	Q	V	01
GRANTOR: DEAS-BULLARD					
GRANTEE: PAUL & TAMMY HIPPE					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W68 S27 E68 N27\$.									