LOT 13 CYPRESS LAKE PHASE 2.
750-420, DC 1027-405, LE 1507-13

BULLARD JERRY/BULLARD AMANDA LEIGH
PO BOX 405
WHITE SPRINGS, FL 32096

2026

33-3S-16-02434-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

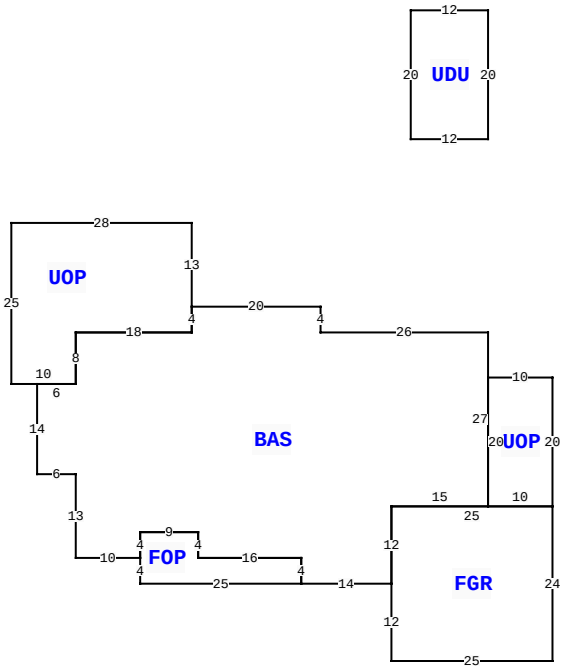
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	33316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100		2,304	132,522
FGR	600	55		330	18,981
FOP	136	30		41	2,358
UDU	240	55		132	7,593
UOP	200	20		40	2,301
UOP	556	20		111	6,384
TOTALS	4,036			2,958	170,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,958	106.9910	119.83	354,457	1993	1993	0	0	20	32.00	48.00

1 SINGLE FAM 0% - 2025 Heated Area: 2304 HX Base Yr



240 SW GREEN ACRES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,139
TOTAL MARKET OB/XF VALUE	2,772
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	207,911
SOH/AGL Deduction	0
ASSESSED VALUE	207,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,911
TOTAL JUST VALUE	207,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050102	Roof Replacement	35,094	06/11/2024
5304	SFR	44,000	09/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/1540	7/10/2025	LE	U	I	14	100
GRANTOR: BULLARD JERRY						
GRANTEE: BULLARD JERRY LAWRE						
1536/1925	3/27/2025	WD	U	I	30	285,000
GRANTOR: SHEPPARD ROBERT D						
GRANTEE: BULLARD JERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N4 W20 UOP= N13 W28S25 E10 N8 E18 N4$ S4 W18 S8 W6 S14 E6 S13 E10 FOP= S4 E25 N4 W16 N4 W9 S4$ N4 E9 S4 E16 S4 E14 FGR= S12 E25 N24 UOP= N20 W10 S20 E10$ W25 S12$ N12 E15 N27$ PTR=N30 UDU= N20 W12 S20 E12$ S30$.

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	0166	CONC,PAVMT	0	0	132	15	1,980.00	UT	1.40	1.40	100	0	0	3	100	2,772	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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	0		RSF-	190.00	231.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/27/2025 BY ME Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS