BEG NE COR OF NE1/4 OF SW1/4, RU
N R/W OF GRADED RD, W 161.72 FT,
160.63 FT TO POB. (AKA E1/2 OF L

BOUSQUET BRUCE TRUST DATED JANUARY 5, 2023
212 HOGAN DR
LADY LAKE, FL 32159

2026

35-4S-17-09030-074

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

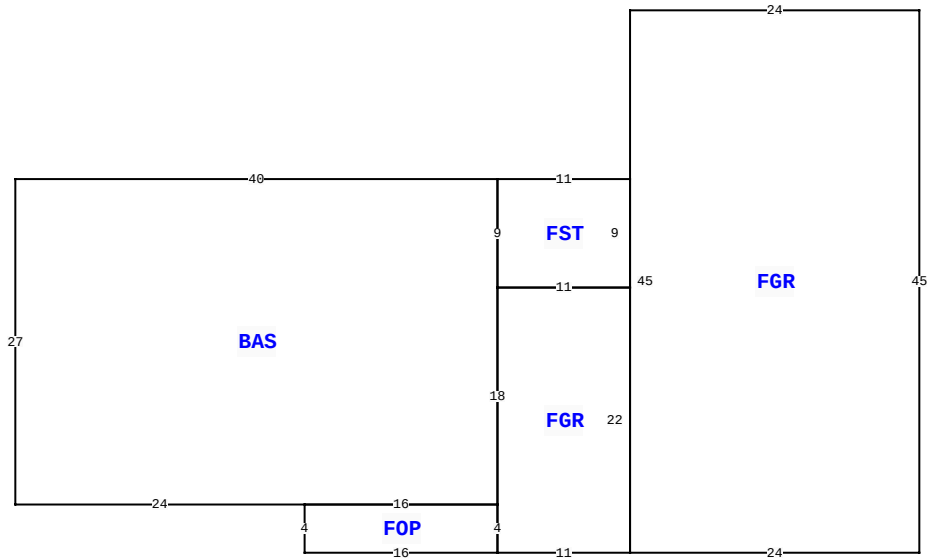
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 02
NEIGHBORHOOD/LOC	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	95,332
FGR	242	55		133	11,740
FGR	1,080	55		594	52,432
FOP	64	30		19	1,677
FST	99	55		54	4,766
TOTALS	2,565			1,880	165,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	121.2500	135.80	255,304	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1080 HX Base Yr 2000



223 SE RHETT PL, LAKE CITY

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		165,948
TOTAL MARKET OB/XF VALUE		11,316
TOTAL LAND VALUE - MARKET		31,780
TOTAL MARKET VALUE		209,044
SOH/AGL Deduction		97,714
ASSESSED VALUE		111,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,608
TOTAL JUST VALUE		209,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052077	Roof Replacement	12,000	01/15/2025
18205	M H	125	04/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/761	1/05/2023	WD	U	I	11	100
GRANTOR: BOUSEQUET BRUCE D						
GRANTEE: BOUSEQUET BRUCE TRU						
1317/1140	6/14/2016	QC	U	I	11	100
GRANTOR: BRUCE D & SHERRY L BO						
GRANTEE: BRUCE D & SHERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E24 FOP= S4 E16N4 W16$ E16 FGR= S4 E11 FGR= E24 N45 W24 S45$ N22 W11 S 18$ N18 FST= E11 N9 W11S9$ N9$.

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	0294	SHED WOOD/	0	100	12	20	240.00	UT	3.30	3.30	100	0	0	3	100	792	
2	0166	CONC,PAVMT	0	100	34	124	4,216.00	UT	2.00	2.00	75	2005	2005	3	75	6,324	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,316

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	0.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	10,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,280							

REVIEW DATE 06/02/2025 BY chuck Total Acres: 2.27 Total Land Value: 31,780 Market: 0 Agricultural: 0 Common: 31,780 PRINTED 11/19/2025 BY SYS