

LOT 3 BISHOP CORNER S/D. WD IN O
 DESCRIBES IT AS FOLLOWS: LOTS 2
 CORNER S/D, EX THE NORTHERN 1 AC

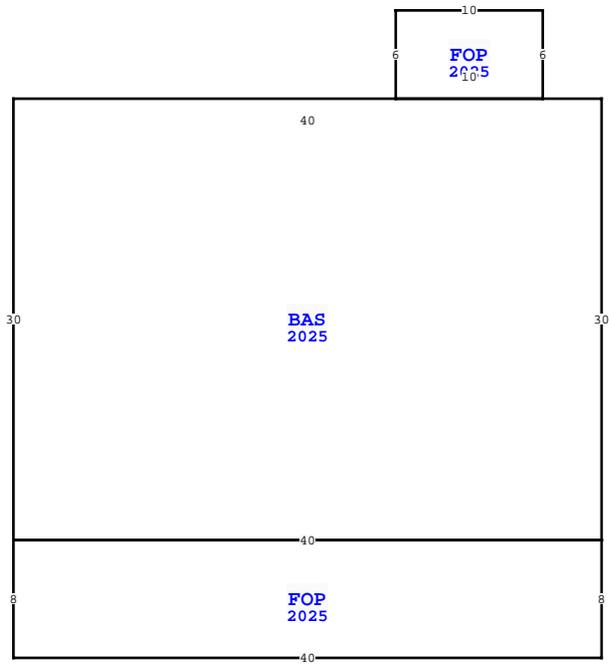
BULOCK COLLIN G
 1595 SW BISHOP AVE
 LAKE CITY, FL 32024

2026

02-5S-16-03443-103


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	01
NEIGHBORHOOD/LOC	2516.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2025
FOP	60	30	2025
FOP	320	30	2025
TOTALS	1,580		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2025	131.04	172,187	2024	2024	0	0	1.00	99.00	
			Heated Area: 1200			HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,465
TOTAL MARKET OB/XF VALUE			3,760
TOTAL LAND VALUE - MARKET			12,960
TOTAL MARKET VALUE			187,185
SOH/AGL Deduction			0
ASSESSED VALUE			187,185
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			135,774
TOTAL JUST VALUE			187,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050444	New Residential C	160,000	07/25/2024
000050225	Right-of-Way Acce		06/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/757	6/06/2024	WD Q	Q	V	01	17,000
GRANTOR: SHEPPARD ROBERT D						
GRANTEE: BULOCK COLLIN G						
1472/1985	8/03/2022	CY U	U	V	18	9,900
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: SHEPPARD ROBERT D						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0169	FENCE/WOOD	0	100	0	1.00	UT	2,500.00	2,500.00	100	2025	2024
2	0166	CONC, PAVMT	0	100	0	420.00	UT	3.00	3.00	100	2025	2024

TOTAL OB/XF													3,760
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/16/2026			MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=0,14] E40 S30 W40 N30 \$												
FOP=[YR=2025;ORIG=26,8] E10 S6 W10 N6 \$												
FOP=[YR=2025;ORIG=0,44] E40 S8 W40 N8 \$												

LAND DESCRIPTION													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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	100		RSF-1	0.00	0.00	0.72	AC		1.00	1.00	1.00	18,000.00	18,000.00	12,960								