BEG SE COR OF LOT 8 BLOCK 20 LAK
RUN N 253.84 FT, E 334.52 FT, S
R/W ST MARGARET RD, W ALONG R/W

BULLARD VIRGINIA L
723 SW SAINT MARGARETS ST
LAKE CITY, FL 32025

2027

06-4S-17-07976-003

BUILDING CHARACTERISTICS

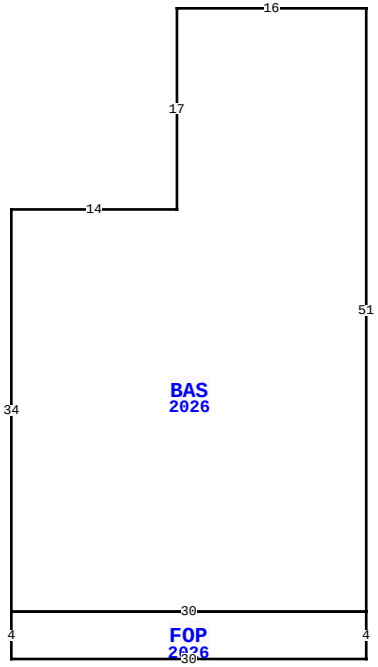
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	2026	1,292	157,753
FOP	120	30	2026	36	4,396
TOTALS	1,412			1,328	162,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	111.0000	122.10	162,149	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1292 HX Base Yr 2026



723 SW SAINT MARGARETS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		162,149
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,200
TOTAL MARKET VALUE		180,349
SOH/AGL Deduction		0
ASSESSED VALUE		180,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,938
TOTAL JUST VALUE		180,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,297

SALE:1:1: .66 ACRES EXCHANGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1226	9/03/2025	WD	Q	I	01	237,900
GRANTOR: LEGENDARY CONSTRUCTIO						
GRANTEE: BULLARD VIRGINIA L						
1516/781	6/07/2024	WD	U	V	30	24,000
GRANTOR: NORTON ERINE L						
GRANTEE: LEGENDARY CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W16 S17 W14 S34 E30 N51 $
FOP=[YR=2026;ORIG=40,61] E30 S4 W30 N4 $
.

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	0100	C	SFR	100		*RSF-2	0.00	0.00	1.30	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,200							

REVIEW DATE 12/16/2025 BY TP Total Acres: 1.30 Total Land Value: 18,200 Market: 0 Agricultural: 0 Common: 18,200 PRINTED 11/17/2026 BY SYS