

COMM SE COR, RUN W 1647.82 FT CO
988.69 FT, N 1328.59 FT, E 494.6
FT, E 494.46 FT, S 442.30 FT TO

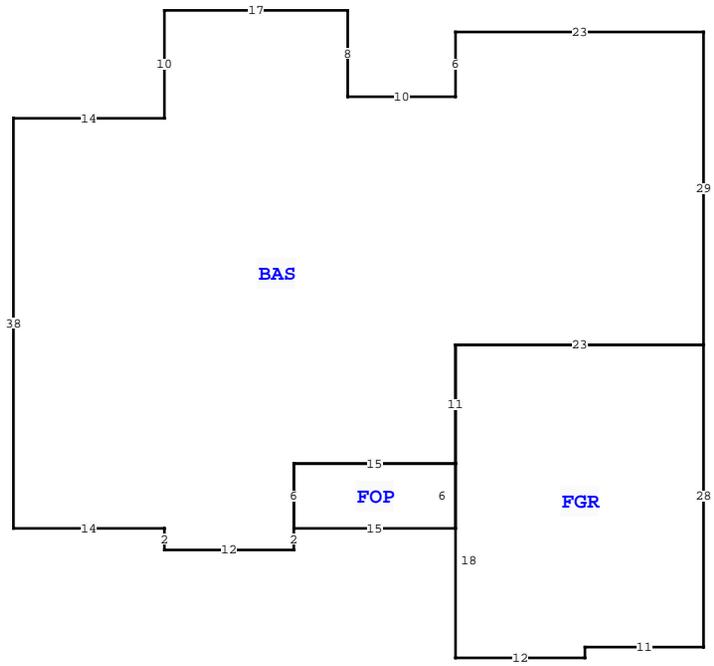
BULLARD CARL JR/BULLARD JOLENE
P O BOX 36
LAKE CITY, FL 32056-0036

2026

09-5S-16-03499-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,349	100	
FGR	656	55	
FOP	90	30	
TOTALS	3,095		
			2,737
			275,596

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%	- 2003								
Heated Area: 2349						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				275,596	
TOTAL MARKET OB/XF VALUE				15,460	
TOTAL LAND VALUE - MARKET				123,360	
TOTAL MARKET VALUE				302,552	
SOH/AGL Deduction				90,021	
ASSESSED VALUE				212,531	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				161,120	
TOTAL JUST VALUE				414,416	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				413,107	
LAND:3:1: A PORTION OF THIS IS A RAVINE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
18634	SFR	376	08/20/2001		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0951/0368	4/03/2002	WD Q	Q	V	03	36,000
GRANTOR: BRYAN'S & KHACHIGAN'S						
GRANTEE: CARL JR & JOLENE BU						
0933/1291	7/31/2001	WD Q	Q	V	03	32,000
GRANTOR: BRYAN & KHACHIGAN						
GRANTEE: CARL JR & JOLENE BU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2002
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2002
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014
5	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2014
6	0210	GARAGE U	0	100	0	0	UT	0.00	0.00	100	2014

TOTAL OB/XF												15,460			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00				
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.56	AC	1.00				
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.56	AC	1.00				

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/16/2023 MLU						

BUILDING DIMENSIONS											
BAS= W23 S6 W10 N8 W17 S10 W14 S38 E14 S2 E12 N2 FOP= E15 N6 W15 S6\$ N6 E15 FGR= S18 E12 N1 E11 N28 W23 S11\$ N11 E23 N29\$.											

LAND DESCRIPTION												TOTAL OB/XF				15,460			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00								
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.56	AC	1.00								
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.56	AC	1.00								