

BEG NE COR OF SEC, RUN S 3641.80  
CR-246, W ALONG R/W 505.37 FT TO  
N ALONG R/W 3665.81 FT, E 993.16

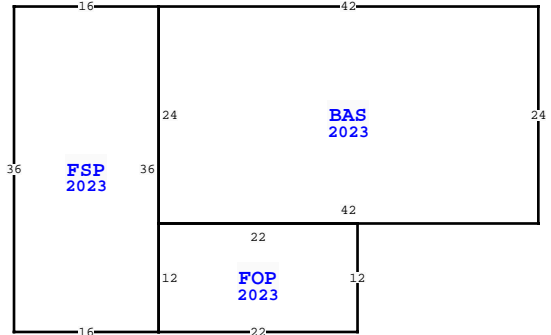
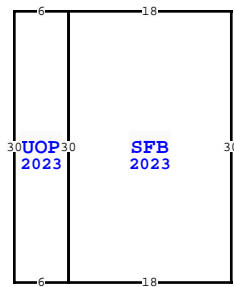
THE KEVIN & SUZANNE WISHER REVOCABLE TRUST DATED  
346 NW LAKE VALLEY TER  
LAKE CITY, FL 32055

2026

13-2S-16-01603-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	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	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	2023
FOP	264	30	2023
FSP	576	40	2023
SFB	540	80	2023
UOP	180	20	2023
TOTALS	2,568		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2023								
			Heated Area: 1548								
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		158,696	
TOTAL MARKET OB/XF VALUE		54,608	
TOTAL LAND VALUE - MARKET		109,700	
TOTAL MARKET VALUE		241,060	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,060	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		241,060	
TOTAL JUST VALUE		323,004	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16824	PUMP/UTPOL	30	04/07/2000
11599	PUMP/UTPOL	125	08/30/1996
8627	PUMP/UTPOL	30	07/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2765	4/11/2022	WD Q	Q	I	05	525,000
GRANTOR: BULLARD CARL W SRREVO						
GRANTEE: THE KEVIN & SUZANNE						
1309/1373	2/03/2016	WD U	V	11		100
GRANTOR: CARL W BULLARD SR (SI						
GRANTEE: CARL W BULLARD SR T						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0030	BARN,MT	0	0	0	0	2,976.00	UT	18.00	18.00	100	2022	2021		100	53,568	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	640.00	640.00	100	2023	2022		100	640	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2026	MLU
		07/28/2022	SPF

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=22,9] E42 S24 W42 N24 \$	
FSP=[YR=2023;ORIG=6,9] E16 S36 W16 N36 \$	
SFB=[YR=2023;ORIG=-30,4] E18 S30 W18 N30 \$	
FOP=[YR=2023;ORIG=22,33] E22 S12 W22 N12 \$	
UOP=[YR=2023;ORIG=-36,4] E6 S30 W6 N30 \$	

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	0					3.95	AC		1.00	1.00	1.00	5,000.00	5,000.00	19,750							
2	5500	A	TIMBER 2	0					17.99	AC		1.00	1.00	1.00	445.00	445.00	8,006							
3	9910	M	MKT.VAL.AG	0					17.99	AC		1.00	1.00	1.00	5,000.00	5,000.00	89,950							