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 SWISHER REVOCABLE TRUST DATED
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

**2027**

**13-2S-16-01603-001**

## BUILDING CHARACTERISTICS

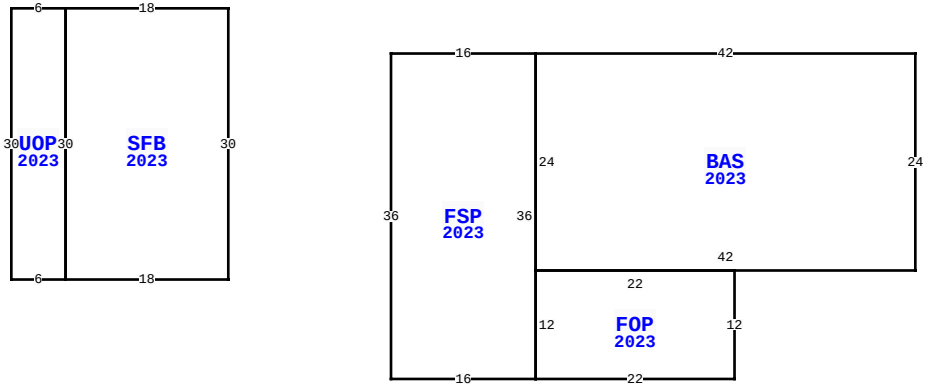
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| Air 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,008 | 100 | 2023 | 1,008 | 88,013 |
| FOP | 264 | 30 | 2023 | 79 | 6,898 |
| FSP | 576 | 40 | 2023 | 230 | 20,083 |
| SFB | 540 | 80 | 2023 | 432 | 37,720 |
| UOP | 180 | 20 | 2023 | 36 | 3,143 |
| TOTALS | 2,568 | | | 1,785 | 155,858 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,785 | 105.8400 | 116.42 | 207,810 | 2005 | 2005 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1548 HX Base Yr




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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 155,858 |
| TOTAL MARKET OB/XF VALUE | 54,608 |
| TOTAL LAND VALUE - MARKET | 109,700 |
| TOTAL MARKET VALUE | 238,222 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 238,222 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 238,222 |
| TOTAL JUST VALUE | 320,166 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 323,004 |

| 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 | 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 | | | | | | |

## 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 $
.

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 54,608

| 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 | 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 | | | | | | | |

REVIEW DATE 05/16/2023 BY jerry Total Acres: 21.94 Total Land Value: 27,756 Market: 89,950 Agricultural: 8,006 Common: 19,750 PRINTED 11/17/2026 BY SYS