

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

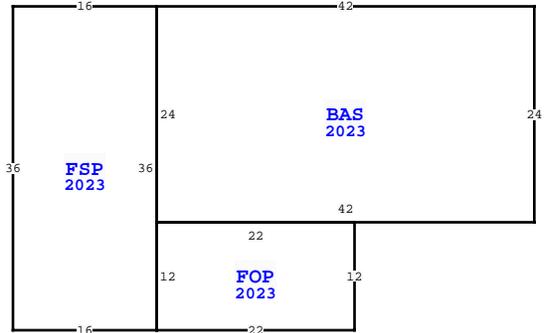
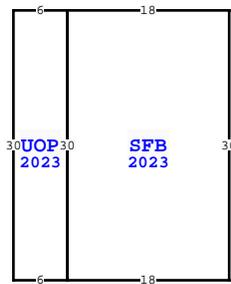
THE KEVIN & SUZANNE WISHER REVOCABLE TRUST DATED
346 NW LAKE VALLEY TER
LAKE CITY, FL 32055

2026

13-2S-16-01603-001

ELEMENT	CD	CONSTRUCTION
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	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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

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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,696
TOTAL MARKET OB/XF VALUE			54,608
TOTAL LAND VALUE - MARKET			98,730
TOTAL MARKET VALUE			239,085
SOH/AGL Deduction			0
ASSESSED VALUE			239,085
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			239,085
TOTAL JUST VALUE			312,034
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	I	05	525,000

GRANTOR: BULLARD CARL W SRREVO
GRANTEE: THE KEVIN & SUZANNE

1309/1373	2/03/2016	WD	U	V	11	100
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GRANTOR: CARL W BULLARD SR (SI)
GRANTEE: CARL W BULLARD SR T

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2023	1,008	89,616
FOP	264	30	2023	79	7,024
FSP	576	40	2023	230	20,448
SFB	540	80	2023	432	38,407
UOP	180	20	2023	36	3,200
TOTALS	2,568			1,785	158,696

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

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	

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	4,500.00	4,500.00	17,775									
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	4,500.00	4,500.00	80,955									