S1/2 OF NE1/4 & SE1/4 EX R/W FOR
SW COR OF SE1/4, RUN N 1857.88 F
R/W I-75, RUN S 24 DEG E 688.78

BULLARD DEVELOPMENT CO
PO BOX 1733
LAKE CITY, FL 32056

2026

13-4S-16-02950-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1115 SW BUSINESS POINT DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	696,180
TOTAL MARKET VALUE	41,450
SOH/AGL Deduction	0
ASSESSED VALUE	41,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,450
TOTAL JUST VALUE	696,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	696,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
265/309	11/02/1970	WD	U	V	11	79

GRANTOR: BULLARD GEORGE DEWEY

GRANTEE: WATTLES BONNILYNN B

BUILDING NOTES

BUILDING DIMENSIONS

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	66.01	AC		1.00	1.00	1.00	280.00	280.00	18,483							
2	5600	A	TIMBER 3	0			0.00	0.00	7.58	AC		1.00	1.00	1.00	281.00	281.00	2,130							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	27.97	AC		1.00	1.00	1.00	445.00	445.00	12,447							
4	9600	C	WASTELAND	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
5	5910	A	SWAMP/CYPRES	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	40.00	40.00	280							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	126.56	AC		1.00	1.00	1.00	5,500.00	5,500.00	696,080							

REVIEW DATE 12/20/2024 BY KS Total Acres: 130.56 Total Land Value: 41,450 Market: 696,080 Agricultural: 41,350 Common: 100 PRINTED 06/09/2026 BY SYS

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1115 SW BUSINESS POINT DR, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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TOTAL OB/XF 0

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7	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	445.00	445.00	8,010							

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