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

2027

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 11/17/2026 BY SYS

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

2027

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					

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 2 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

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

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
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							

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 11/17/2026 BY SYS