SE 1/4 OF SW 1/4 OF NW 1/4
(LOT 3 OLD WIRE RIDGE S/D UNR)
CONTRACT FOR DEED 1104-1089,

DEAS-BULLARD PROPERTIES LLP
672 E DUVAL STREET
LAKE CITY, FL 32055

2026

13-6S-16-03817-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13616.00	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

751 SW APPLEWOOD GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,055
TOTAL MARKET VALUE	117,055
SOH/AGL Deduction	39,312
ASSESSED VALUE	77,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,743
TOTAL JUST VALUE	117,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34001	M H	590	04/27/2016
19936	M H	125	09/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0438	10/14/2013	QC	U	V	11	42,600
GRANTOR: LUIS ANDRES RUIZ						
GRANTEE: DEAS-BULLARD PROPER						
1152/1814	6/13/2008	QC	Q	V	01	76,750
GRANTOR: JAY CUTLER TRUSTEE						
GRANTEE: LUIS ANDRES RUIZ						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,055							

REVIEW DATE 10/05/2018 BY JS Total Acres: 10.01 Total Land Value: 110,055 Market: 0 Agricultural: 0 Common: 110,055 PRINTED 06/08/2026 BY SYS