

BEG AT A PT 198 FT S OF NW COR O
 326 FT, E 1789.5 FT TO W LINE OF
 C C RD, RUN NE ON W R/W OF RD 31

AUDREY BULLARD LLC
 P O BOX 1733
 LAKE CITY, FL 32056

2026

18-4S-17-08453-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																		
																	VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 294,000 TOTAL MARKET VALUE 6,542 SOH/AGL Deduction 0 ASSESSED VALUE 6,542 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,542 TOTAL JUST VALUE 294,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 294,000																			
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM				DESCRIPTION		AMT		ISSUED												
MAP NUM						MKT AREA				06																										
NEIGHBORHOOD/LOC						18417.00				1.00/												SALES DATA														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE														
																1361/1985	6/05/2018	WD	Q	I	01	233,900														
																	GRANTOR: JAMES RONALD PINNER																			
																	GRANTEE: AUDREY BULLARD LLC																			
																1361/1979	5/17/2018	QC	U	I	11	100														
																	GRANTOR: GARRET R CAREY																			
																	GRANTEE: APRIL CAREY GALLARD																			
TOTALS																	1730 SW STATE ROAD 47 , LAKE CITY										BLD DATE				LGL DATE					
EXTRA FEATURES																					XF DATE		LAND DATE													
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	BUILDING NOTES																			
																	BUILDING DIMENSIONS																			
																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	5500	A	TIMBER 2	0		RSF-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	445.00	445.00	6,542																			
2	9910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	14.70	AC		1.00	1.00	1.00	20,000.00	20,000.00	294,000																			