COMM NW COR OF NE1/4 OF NW1/4, R
E 906.76 FT FOR POB, CONT E 135.
108.15 FT, W 140.87 FT, N 107.02

CYPRESS MILL HOUSE, LLC
P O BOX 1733
LAKE CITY, FL 32056

2027

18-4S-17-08459-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

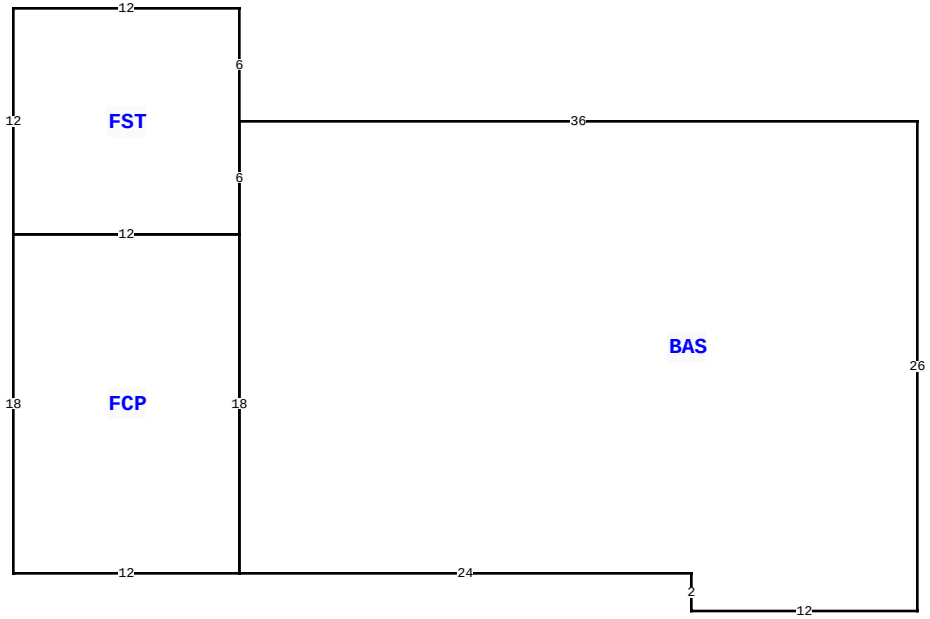
NEIGHBORHOOD/LOC 18417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	74,482
FCP	216	25		54	4,529
FST	144	55		79	6,626
TOTALS	1,248			1,021	85,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,021	117.3120	129.04	131,750	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 888 HX Base Yr



1824 SW STATE ROAD 47 , LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,638
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	6,120
TOTAL MARKET VALUE	92,158
SOH/AGL Deduction	0
ASSESSED VALUE	92,158
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,158
TOTAL JUST VALUE	92,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,717

SALE:1:1: $.60 STAMPS (SON)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1317	1/01/2026	WD	U	I	30	100,000
GRANTOR: BULLARD CHRIS A						
GRANTEE: CYPRESS MILL HOUSE,						
0754/2132	1/01/1992	WD	Q	I	03	0
GRANTOR: AUDREY BULLARD						
GRANTEE: CHRIS BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FST= N6 W12 S12 E12 N6$ S6 FCP= W12 S18 E12 N18$ S18 E24 S2 E12 N26$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0100	C	SFR	0		A-1	0.00	0.00	0.34	AC		1.00	1.00	0.90	20,000.00	18,000.00	6,120							

REVIEW DATE 06/25/2026 BY TP Total Acres: 0.34 Total Land Value: 6,120 Market: 0 Agricultural: 0 Common: 6,120 PRINTED 11/16/2026 BY SYS