

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

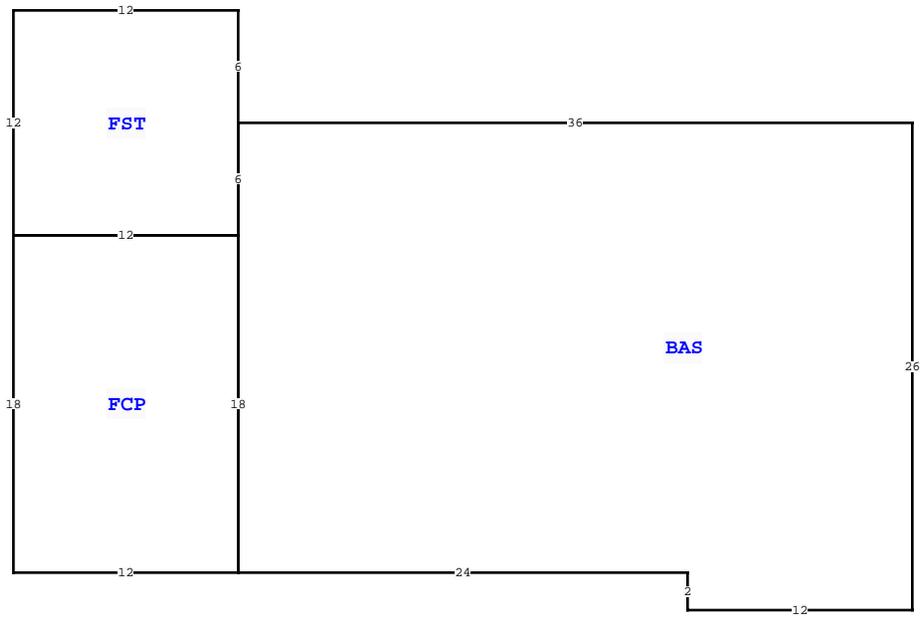
CYPRESS MILL HOUSE, LLC
P O BOX 1733
LAKE CITY, FL 32056

2026

18-4S-17-08459-000


ELEMENT		CD	BUILDING CHARACTERISTICS		
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	77,195
FCP	216	25		54	4,694
FST	144	55		79	6,867
TOTALS	1,248			1,021	88,757

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	133.74	136,549	1963	1963	0	0	35.00	65.00
1 SINGLE FAM			0% - 0	Heated Area: 888			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			88,757
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			6,120
TOTAL MARKET VALUE			95,277
SOH/AGL Deduction			0
ASSESSED VALUE			95,277
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,277
TOTAL JUST VALUE			95,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			93,717

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						

EXTRA FEATURES															
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
1	0294	SHED WOOD/	0	0	0	0		0.00	100	2013	2013	3	100	400	

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							