

COMM SE COR OF NE1/4 OF NW1/4, R  
 POB, W 154.49 FT, N 419.83 FT, E  
 R/W SR-47, S'LY ALONG R/W 442.72

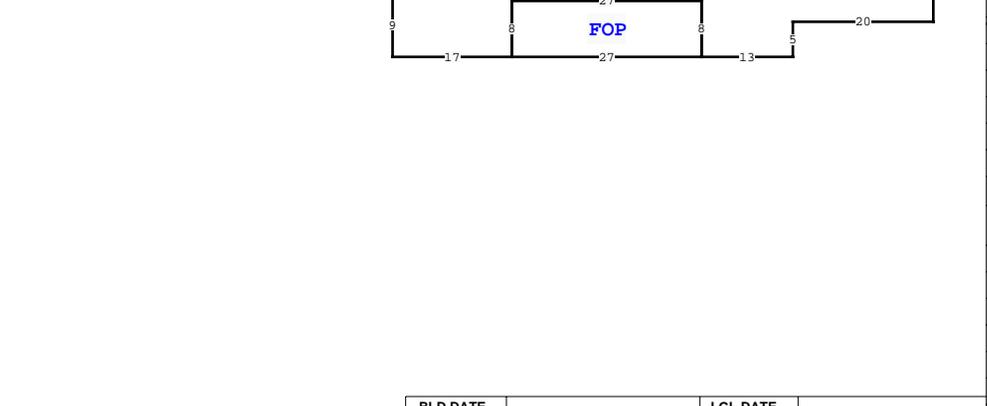
MCARDLE ELIZABETH BULLARD  
 1826 SW STATE ROAD 47  
 LAKE CITY, FL 32025

**2026**

18-4S-17-08461-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	06 BD/BATTEN 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,243	116.8365	133.19	565,125	1970	1970	0	0	35.00	65.00



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	3,211	100		3,211	277,987
FGR	1,225	55		674	58,351
FOP	216	30		65	5,627
FOP	976	30		293	25,366
<b>TOTALS</b>	<b>5,628</b>			<b>4,243</b>	<b>367,331</b>

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
2	0260	PAVEMENT-A	0	0	11	77	1.00	UT	0.00	0.00	100	0	0	3	100	304	
4	0294	SHED WOOD/	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	952	
9	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,100	
10	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
11	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	5.01	AC		1.00	1.00	0.50	20,000.00	10,000.00	50,100							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	Tax Group: 2		STANDARD
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE			367,331
TOTAL LAND VALUE - MARKET			17,892
TOTAL MARKET VALUE			50,100
SOH/AGL Deduction			435,323
ASSESSED VALUE			0
TOTAL EXEMPTION VALUE			435,323
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			435,323
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			471,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055368	Roof Replacement	25,747	03/27/2026
000050160	Communications To	24,000	02/20/2025
000046852	Communications To	20,000	02/06/2024
000046816	Communications To	25,000	03/23/2023
000046135	Communications To	20,000	12/20/2022
000043651	Communications To	20,000	02/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/1314	3/05/2026	WD	U	I	30	400,000
GRANTOR: CYPRESS MILL HOUSE, L						
GRANTEE: MCCARDLE ELIZABETH						
1549/402	9/03/2025	WD	U	I	11	0
GRANTOR: BULLARD CHRIS A						
GRANTEE: CYPRESS MILL HOUSE,						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 FOP= W58 S16 E34 S2 E24 N18 S18 W24 N2 W34 FGR= N6 W35 S35 E35 N29 S29 E16 S9 E17 FOP= E27 N8 W27 S8 N8 E27 S8 E13 N5 E20 N17 W15 N11 E5 N21 S.

TOTAL OB/XF 17,892																									
1	0100	C	SFR	0		RSF-1	0.00	0.00	5.01	AC		1.00	1.00	0.50	20,000.00	10,000.00	50,100								