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

2027

18-4S-17-08461-000

BUILDING CHARACTERISTICS

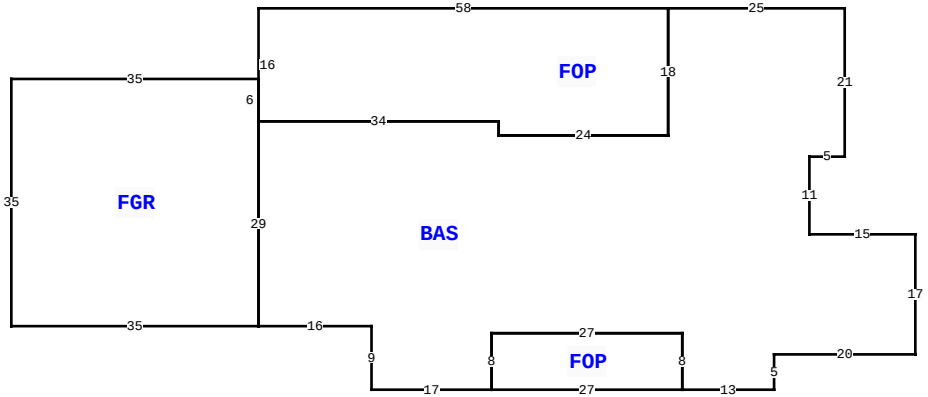
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	06	BD/BATTEN 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	268,241
FGR	1,225	55		674	56,304
FOP	216	30		65	5,430
FOP	976	30		293	24,476
TOTALS	5,628			4,243	354,452

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	128.52	545,310	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2027 Heated Area: 3211 HX Base Yr 2027



1826 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		354,452
TOTAL MARKET OB/XF VALUE		17,892
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		422,444
SOH/AGL Deduction		0
ASSESSED VALUE		422,444
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		371,033
TOTAL JUST VALUE		422,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,897

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 S8E13 N5 E20 N17 W15 N11 E5 N21$.

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	0260	PAVEMENT-A	0	100	11	77	1.00	UT	0.00	0.00	100	0	0	3	100	304	
2	0294	SHED WOOD/	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	952	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
5	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	

LAND DESCRIPTION

TOTAL OB/XF 17,892

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

REVIEW DATE 07/15/2026 BY TP Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/17/2026 BY SYS