

COMM AT NE COR OF SE1/4 OF NW1/4
TO A PT ON S LINE OF SW CRYSTAL
RUN W 296.22 FT, S 255.86 FT FOR

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

2026

18-4S-17-08461-002

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
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 Units	05	CONV 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
BAS	2,101	100
FGR	600	55
FOP	125	30
TOTALS	2,826	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0									

Heated Area: 2101	HX Base Yr
-------------------	------------

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		198,761	
TOTAL MARKET OB/XF VALUE		3,250	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		252,011	
SOH/AGL Deduction		0	
ASSESSED VALUE		252,011	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,011	
TOTAL JUST VALUE		252,011	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		248,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1158	6/12/2018	WD U	I	I	11	100
GRANTOR: AUDREY S BULLARD						
GRANTEE: AUDREY BULLARD LLC						
1316/2106	4/28/2016	WD U	I	I	11	0
GRANTOR: JBC DEVELOPMENT CO						
GRANTEE: AUDREY S BULLARD						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W18 S27 W40 FGR= W20 S30 E20 N30\$ S30 E16 FOP= E25N5 W25 S5\$ N5 E25 S5 E17 N57\$.

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	0260	PAVEMENT-A	0	0	0	1.00	UT	1,200.00	1,200.00	75	0	0	3	75	900	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0120	CLFENCE 4	0	0	0	200.00	UT	5.50	5.50	50	2013	2013	3	50	550	

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	DPHT 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	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	4.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	40,000							