

COMM NE COR OF SE1/4 OF NW1/4, R  
 POB, RUN W 296.26 FT, S 256.83 F  
 TO W R/W SR-47, RUN N'LY ALONG R

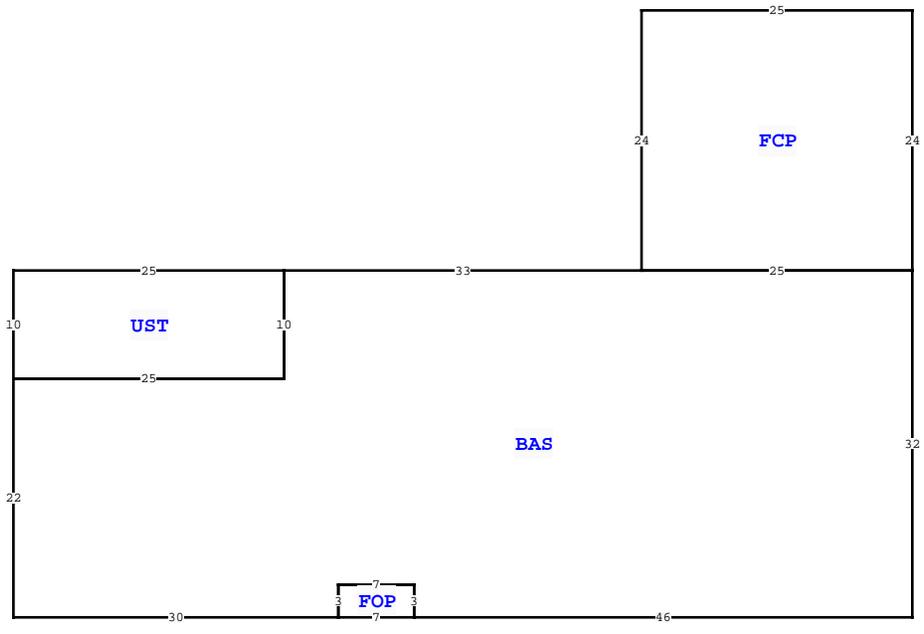
AUDREY BULLARD LLC  
 P O BOX 1733  
 LAKE CITY, FL 32056

**2026**

18-4S-17-08463-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	08	WD OR PLY	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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
BAS	2,385	100	
FCP	600	25	
FOP	21	30	
UST	250	45	
TOTALS	3,256		
		2,653	220,057

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,653	111.9360	127.61	338,549	1962	1962	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2385 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			220,057
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			244,157
SOH/AGL Deduction			0
ASSESSED VALUE			244,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			244,157
TOTAL JUST VALUE			244,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,295
SALE:1:1: 2.40 ACRES WITH IMP SALE TO LOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39232	MAINT/ALTR	0	02/03/2020
39129	ADDN SFR	0	01/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/1155	6/12/2018	WD	U	I	11	100
GRANTOR: AUDREY S BULLARD						
GRANTEE: AUDREY BULLARD LLC						
1286/0525	12/05/2014	PR	U	I	30	100
GRANTOR: HARRY C DENUNE (ESTAT)						
GRANTEE: AUDREY 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	0296	SHED METAL	0	0	0	0		0.00	100	2013	2013	3	100	100	

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		RO	0.00	0.00	2.40	AC		1.00	1.00	0.50	20,000.00	10,000.00	24,000							