EAST 200 FT OF THE FOLLOWING:
COMM NE COR OF SE1/4 OF NW1/4, R
POB, RUN W 296.26 FT, S 256.83 F

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

2026

18-4S-17-08463-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	9,200
TOTAL MARKET VALUE	9,200
SOH/AGL Deduction	0
ASSESSED VALUE	9,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,200
TOTAL JUST VALUE	9,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,200

SALE:1:1: DON'T KNOW WHY THEY PAID SO MUCH - 1.18

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/2611	2/25/2021	WD	U	V	11	100
GRANTOR: BULLARD AUDREY S						
GRANTEE: AUDREY BULLARD, LLC						
1302/2624	10/22/2015	WD	U	V	30	5,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: AUDREY S BULLARD						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		RO	0.00	0.00	0.92	AC		1.00	1.00	0.50	20,000.00	10,000.00	9,200							

REVIEW DATE 05/09/2017 BY BC Total Acres: 0.92 Total Land Value: 9,200 Market: 0 Agricultural: 0 Common: 9,200 PRINTED 05/08/2026 BY SYS