

W1/2 OF SW1/4 & N1/2 OF SW1/4 OF
 EX 19.82 AC FOR SADDLE OF THE SO
 EX 9.71 AC DESC ORB 1068-1106

BULLARD DEVELOPMENT CO
 PO BOX 1733
 LAKE CITY, FL 32056

2026

18-4S-17-08466-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 359,850 TOTAL MARKET VALUE 20,152 SOH/AGL Deduction 0 ASSESSED VALUE 20,152 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,152 TOTAL JUST VALUE 359,850 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 359,850													
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																																			
NEIGHBORHOOD/LOC		18417.00 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																			
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 265/309 11/02/1970 WD U V 11 79 GRANTOR: BULLARD GEORGE DEWEY GRANTEE: WATTLES BONNILYNN B																			
TOTALS																				BLD DATE				LGL DATE				04/10/2025 MLU							
EXTRA FEATURES																				XF DATE								BUILDING NOTES							
																				INC DATE															
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	BUILDING DIMENSIONS																		
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	71.97	AC		1.00	1.00	1.00	280.00	280.00	20,152																		
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	71.97	AC		1.00	1.00	1.00	5,000.00	5,000.00	359,850																		
REVIEW DATE 04/10/2025 BY MLU Total Acres: 71.97 Total Land Value: 20,152 Market: 359,850 Agricultural: 20,152 Common: 0 PRINTED 05/08/2026 BY SYS																																			