LOT 13 SADDLE OF THE SOUTH ESTAT
751-2137, 775-196, 967-29, DC 13

MEARS KAREN ANDREA
210 SW BULLARD CT
LAKE CITY, FL 32025

2027

18-4S-17-08466-113

BUILDING CHARACTERISTICS

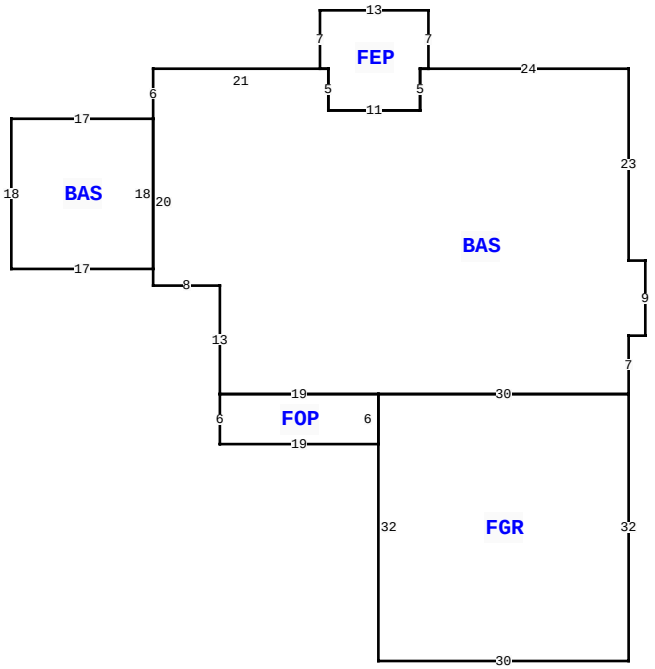
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100		306	27,363
BAS	2,082	100		2,082	186,179
FEP	146	80		117	10,462
FGR	960	55		528	47,215
FOP	114	30		34	3,041
TOTALS	3,608			3,067	274,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,067	119.1645	131.08	402,022	1994	1994	0	0	0	31.78	68.22

1 SINGLE FAM 100% - 2020 Heated Area: 2388 HX Base Yr 2020



210 SW BULLARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,390.00	UT	1.50	1.50	100	1994	1994	3	100	2,085	
3	0210	GARAGE U	0	100	24	24	576.00	UT	5.50	5.50	100	1994	1994	3	100	3,168	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,259
TOTAL MARKET OB/XF VALUE		8,453
TOTAL LAND VALUE - MARKET		25,875
TOTAL MARKET VALUE		308,587
SOH/AGL Deduction		60,384
ASSESSED VALUE		248,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,792
TOTAL JUST VALUE		308,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,567

LAND:1:1: 1.55 AC.-LARGER THAN OTHER LOTS IN S/D D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048839	Electrical Servic	0	12/12/2023
27765	ADDN SFR	153	04/22/2009
7546	SFR	50,000	09/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/2183	5/03/2019	WD	Q	I	01	275,500
GRANTOR: RICHARD W & KATTRINA						
GRANTEE: KAREN ANDREA MEARS						
1335/2750	4/28/2017	WD	Q	I	01	246,000
GRANTOR: CAROL ALTENBAUGHT						
GRANTEE: RICHARD W & KATTRIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N7 W13 S7 E1 S5 E11 N5 E1$ W1 S5 W11 N5 W21 S6
BAS= W17 S18 E17 N18 $ S20 E8 S13 FOP= S6 E19 N6 W19$ E19
FGR= S32 E30 N32 W30$ E30 N7 E2 N9 W2 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,453

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.15	22,500.00	25,875.00	25,875							

REVIEW DATE 12/21/2023 BY TW Total Acres: 1.54 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875 PRINTED 11/17/2026 BY SYS