LOT 16 SADDLE OF THE SOUTH ESTAT
751-2137, 802-1441, 852-1591, 85

PAUL JOHN G/PAUL ELAINE A
153 SW BULLARD CT
LAKE CITY, FL 32025

2027

18-4S-17-08466-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

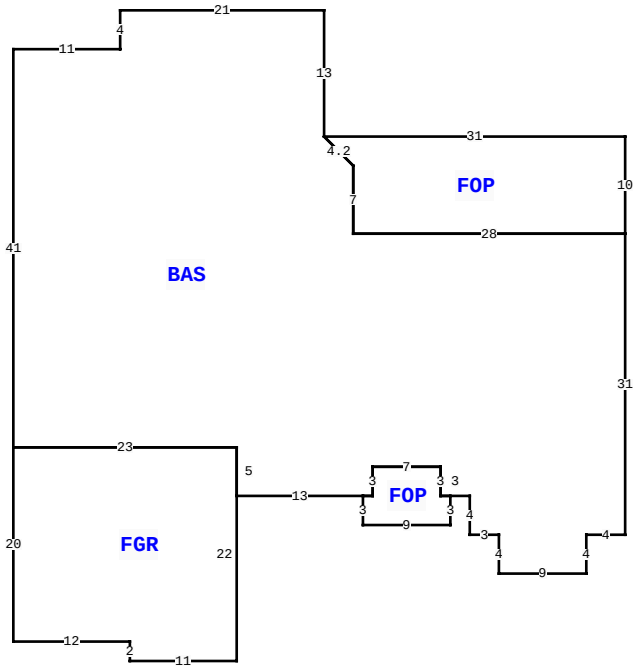
NEIGHBORHOOD/LOC 18417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,383	100		2,383	258,515
FGR	482	55		265	28,748
FOP	48	30		14	1,518
FOP	285	30		86	9,330
TOTALS	3,198			2,748	298,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,748	124.8324	137.32	377,355	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2017 Heated Area: 2383 HX Base Yr 2017



153 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	0166	CONC,PAVMT	0	100	0	0	1,837.00	UT	2.00	2.00	100	2004	2004	3	100	3,674	
2	0169	FENCE/WOOD	0	100	0	0	304.00	UT	20.00	20.00	100	2007	2007	3	100	6,080	
3	0280	POOL R/CON	0	100	0	0	769.00	UT	70.00	70.00	100	2007	2007	3	54	29,068	
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	2017	2017	3	100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,110
TOTAL MARKET OB/XF VALUE		41,722
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		362,332
SOH/AGL Deduction		101,173
ASSESSED VALUE		261,159
TOTAL EXEMPTION VALUE	HX HB VX VP	179,260
BASE TAXABLE VALUE		81,899
TOTAL JUST VALUE		362,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,738

SALE:1:1: SALE NOT IN LINE

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046418	Roof Replacement	18,300	02/01/2023
25163	POOL	235	10/27/2006
21268	SFR	350	11/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1569	1/29/2015	WD	Q	I	01	248,000
GRANTOR: BRIAN & AIMEE DICKS						
GRANTEE: JOHN G & ELAINE A P						
0900/2722	4/19/2000	WD	Q	V		13,000
GRANTOR: IOVINO						
GRANTEE: BRIAN & AIMEE DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S4 W11 S41 FGR= S20 E12 S2 E11 N22 W23 $ E23 S5 E13 FOP= S3 E9 N3 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E3 S4 E3 S4 E9 N4 E4 N31 FOP= N10 W31 D3 R3 S7 E28$ W28 N7 L3 U3 N13$.

LAND DESCRIPTION

TOTAL OB/XF 41,722

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	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/27/2023 BY JS Total Acres: 1.01 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS