

COMM SW COR OF SE1/4 OF NW1/4,
 RUN N 587.76 FT, E 74 FT, N 66
 FT TO POB, RUN E 1558.61 FT TO

BULLARD CHRIS A/BULLARD TAMMY C
 P O BOX 1432
 LAKE CITY, FL 32056

2026

18-4S-17-08469-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	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
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,108	100	
FGR	726	55	
FOP	20	30	
FOP	105	30	
FOP	182	30	
FSP	340	40	
TOTALS	4,481		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,736	122.9184	137.67	514,335	2016	2016	0	0	9.00	91.00

3 SINGLE FAM 100% - 2017 Heated Area: 3108 HX Base Yr 2017

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			468,045
TOTAL MARKET OB/XF VALUE			44,336
TOTAL LAND VALUE - MARKET			268,300
TOTAL MARKET VALUE			529,639
SOH/AGL Deduction			157,283
ASSESSED VALUE			372,356
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			320,945
TOTAL JUST VALUE			780,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			785,824
LAND:4:1: TWO "9910"S - DO NOT REMOVE EITHER			
LAND:3:1: TWO "9910"S - DO NOT REMOVE EITHER			
LAND:2:1: TWO "9910" - DO NOT REMOVE EITHER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
33760	SFR	1,208	02/12/2016
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD SALE PRICE
1305/1027	12/02/2015	WD U	I 11 100
GRANTOR: AUDREY S BULLARD AS S			
GRANTEE: CHRIS A & TAMMY C B			
0775/1180	6/02/1993	WD Q	I 85,000
GRANTOR: HELEN L MCCLELLAN			
GRANTEE: MCDAVID & BULLARD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W31 FOP= W15 S7 E15 N7\$ S7 W15 FSP= N7 W20 S17 E20 N10\$ S10 W35 S15 W7 S20 E16 N2 E5 S8 E14 N2 FOP= E26 N7 W26 S7\$ N7 E26 FGR= S11 E12 N2 E15 N26 W27 S17\$ N17 E27 N8 FOP= E4 N5 W4 S5 \$ N24\$.			

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	0031	BARN,MT AE	0	100	0	0	0	0	2,072.00	UT	9.00	9.00	100	2016	2016	3	100	18,648	
2	0166	CONC,PAVMT	0	100	0	0	0	0	874.00	UT	2.00	2.00	100	2016	2016	3	100	1,748	
3	0251	LEAN TO W/	0	100	0	0	0	0	320.00	UT	3.50	3.50	100	2016	2016	3	100	1,120	
4	0260	PAVEMENT-A	0	100	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	22,620	
5	0120	CLFENCE	4	0	100	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION																								
TOTAL OB/XF 44,336																								
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	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							
2	5600	A	TIMBER 3	0		RSF-1	0.00	0.00	25.83	AC		1.00	1.00	1.00	281.00	281.00	7,258							
3	9910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	24.83	AC		1.00	1.00	0.50	20,000.00	10,000.00	248,300							
4	9910	M	MKT.VAL.AG	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	10,000							