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

2027

18-4S-17-08469-000

BUILDING CHARACTERISTICS

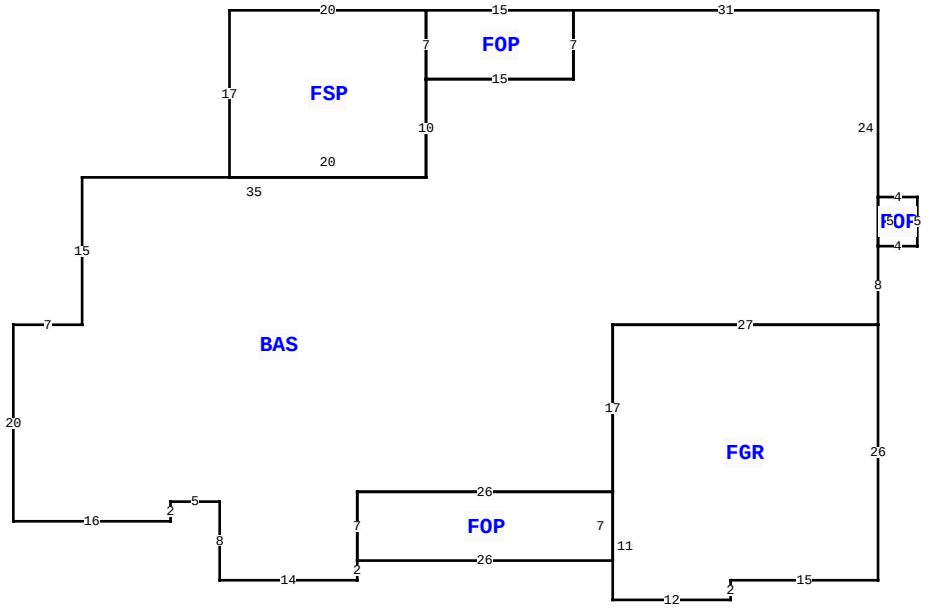
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,108	100		3,108	382,412
FGR	726	55		399	49,094
FOP	20	30		6	738
FOP	105	30		32	3,938
FOP	182	30		55	6,768
FSP	340	40		136	16,734
TOTALS	4,481			3,736	459,682

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	135.21	505,145	2016	2016	0	0	0	9.00	91.00

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



2160 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		459,682
TOTAL MARKET OB/XF VALUE		44,336
TOTAL LAND VALUE - MARKET		268,300
TOTAL MARKET VALUE		521,276
SOH/AGL Deduction		137,967
ASSESSED VALUE		383,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		331,898
TOTAL JUST VALUE		772,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		780,681

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

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

LAND DESCRIPTION

TOTAL OB/XF 44,336

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		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							

REVIEW DATE 05/09/2017 BY BC Total Acres: 26.83 Total Land Value: 17,258 Market: 258,300 Agricultural: 7,258 Common: 10,000 PRINTED 11/16/2026 BY SYS