BEG SW COR OF SE1/4 OF NW1/4,
RUN N 587.66 FT, E 74 FT, S
651.88 FT, W 74 FT, N 64.23

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

**2026**

**18-4S-17-08469-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 9,150 |
| TOTAL MARKET VALUE | 543 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 543 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 543 |
| TOTAL JUST VALUE | 9,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1304/2676 | 11/18/2015 | WD | U | V | 30 | 3,000 |
| GRANTOR: BULLARD DEVELOPMENT C | | | | | | |
| GRANTEE: CHRIS A & TAMMY C B | | | | | | |
| 0777/2199 | 7/30/1993 | WD | Q | V | 02 | 0 |
| GRANTOR: MCDAVID & BULLARD | | | | | | |
| GRANTEE: BULLARD DEV | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 543 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 9,150 | | | | | | | |

REVIEW DATE 05/09/2017 BY BC Total Acres: 1.22 Total Land Value: 543 Market: 9,150 Agricultural: 543 Common: 0 PRINTED 06/08/2026 BY SYS