

BEG SE COR OF SADDLE RIDGE S/D,  
E'LY 378.59 FT, S 691.26 FT TO N  
375.37 FT TO POB.

BULLARD ALEX TALMADGE/BULLARD MELISSA LYNN  
4207 SW CR 242  
LAKE CITY, FL 32024

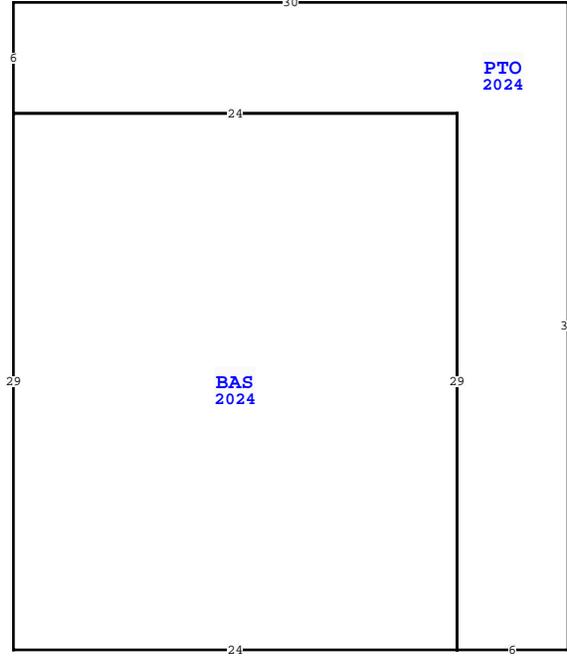
2026

21-4S-16-03081-015



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	696	100	2024
PTO	354	5	2024
TOTALS	1,050		
		714	96,365

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 696 HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		96,365	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		62,100	
TOTAL MARKET VALUE		158,465	
SOH/AGL Deduction		26,846	
ASSESSED VALUE		131,619	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		80,208	
TOTAL JUST VALUE		158,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,449	
LAND:1:1: SPLIT FROM 03081-014			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046385	New Residential C	110,000	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/1953	10/12/2021	WD	Q	V	01	70,000
GRANTOR: BAIRD BOBBY D						
GRANTEE: BULLARD ALEX TALMAD						
1431/99	2/08/2021	WD	Q	V	01	67,000
GRANTOR: DANIEL CRAPPS FAMILY						
GRANTEE: BAIRD BOBBY D						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF													
0													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=60,10] S29 E24 N29 W24 \$									
PTO=[YR=2024;ORIG=60,4] S6 E24 S29 E6 N35 W30 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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		A-1	0.00	0.00	6.21	AC		1.00	1.00	1.00	10,000.00	10,000.00	62,100							