

BEG NW COR OF SE1/4 OF NW1/4, E
 1386.76 FT TO N R/W WATSON RD, W
 262.76 FT, N 1388.76 FT TO POB.

BULLARD PROPERTIES, INC
 P O BOX 1432
 LAKE CITY, FL 32056

2026

28-5S-16-03730-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,000 TOTAL LAND VALUE - MARKET 100,080 TOTAL MARKET VALUE 111,080 SOH/AGL Deduction 42,183 ASSESSED VALUE 68,897 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 68,897 TOTAL JUST VALUE 111,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,230																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 40966 M H 12/03/2020 35380 TR/TRAILER 238 06/02/2017 34158 PUMP/UTPOL 50 06/20/2016																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1310/0042</td> <td>2/17/2016</td> <td>WD U</td> <td>U</td> <td>V</td> <td>12</td> <td>28,000</td> </tr> </tbody> </table> GRANTOR: CAPITAL CITY BANK GRANTEE: BULLARD PROPERTIES, 1234/2142 5/09/2012 WD U V 12 47,300 GRANTOR: VENTURE POINTE LLC GRANTEE: CAPITAL CITY BANK										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1310/0042	2/17/2016	WD U	U	V	12	28,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1310/0042	2/17/2016	WD U	U	V	12	28,000																																					
TOTALS EXTRA FEATURES										2871 SW WATSON ST, FORT WHITE BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																							
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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																												
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION																	TOTAL OB/XF 11,000																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	0.00	0.00	8.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	100,080																										
REVIEW DATE 03/13/2026 BY ks Total Acres: 8.34 Total Land Value: 100,080 Market: 0 Agricultural: 0 Common: 100,080 PRINTED 05/12/2026 BY SYS																																											