(AKA LOT 6 PINE HILLS UNREC)
COMM NE COR, RUN W 685.72 FT,
S 695.05 FT FOR POB, RUN S 17

DEAS BULLARD PROPERTIES LLP
672 E DUVAL ST
LAKE CITY, FL 32055

2027

31-5S-16-03744-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.020 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

878 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,900
TOTAL LAND VALUE - MARKET	113,740
TOTAL MARKET VALUE	125,640
SOH/AGL Deduction	28,771
ASSESSED VALUE	96,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,869
TOTAL JUST VALUE	125,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32038	TR/TRAILER	238	06/16/2014
22766	M H	150	03/03/2005
18506	M H	125	07/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/0101	7/31/2008	WD	Q	V	01	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: DEAS BULLARD PROPER						
1025/1233	8/25/2004	CT	Q	V	01	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEAS BULLARD						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,600	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,900

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.34	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,740							

REVIEW DATE 03/25/2026 BY AJ Total Acres: 10.34 Total Land Value: 113,740 Market: 0 Agricultural: 0 Common: 113,740 PRINTED 11/17/2026 BY SYS