

(AKA LOT 3 PINE FOREST UNREC)
 COMM SW COR, RUN E 248.36 FT,
 N 1558.30 FT FOR POB, CONT N

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

2026

31-5S-16-03744-403



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100,100 TOTAL MARKET VALUE 100,100 SOH/AGL Deduction 27,556 ASSESSED VALUE 72,544 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,544 TOTAL JUST VALUE 100,100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,080									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		31516.040 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE															
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
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	DPTH 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	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 06/19/2026 BY SYS																															