

BEG NE COR OF NE1/4 OF SW1/4, RU
N R/W OF GRADED RD, W 161.72 FT,
160.63 FT TO POB. (AKA E1/2 OF L

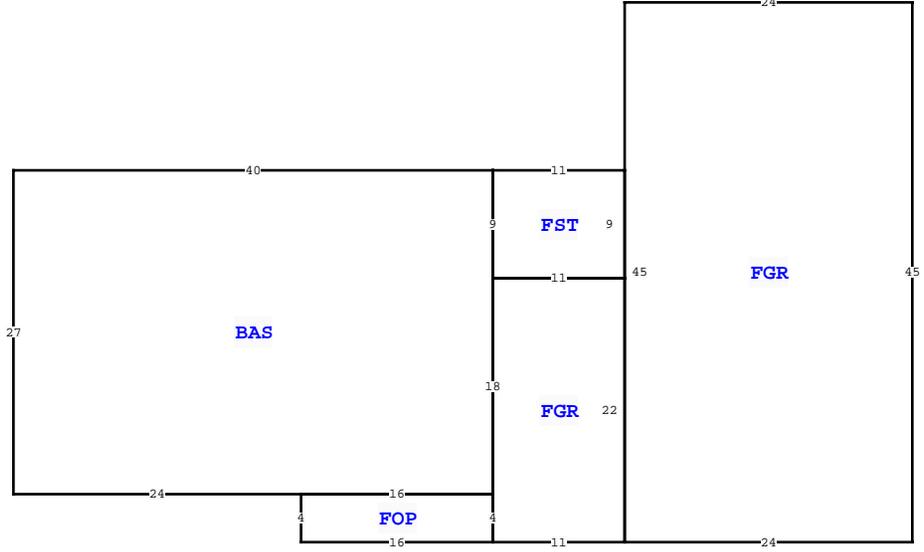
BOUSQUET BRUCE TRUST DATED JANUARY 5, 2023
212 HOGAN DR
LADY LAKE, FL 32159

2026

35-4S-17-09030-074

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	02
NEIGHBORHOOD/LOC	35417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
FGR	242	55	
FGR	1,080	55	
FOP	64	30	
FST	99	55	
TOTALS	2,565		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,880	121.2500	135.80	255,304	1977	1977	0	0	35.00	65.00
1 SINGLE FAM 100% - 2000 Heated Area: 1080 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,948
TOTAL MARKET OB/XF VALUE			11,316
TOTAL LAND VALUE - MARKET			31,780
TOTAL MARKET VALUE			209,044
SOH/AGL Deduction			98,034
ASSESSED VALUE			111,010
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			59,599
TOTAL JUST VALUE			209,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052077	Roof Replacement	12,000	01/15/2025
18205	M H	125	04/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/761	1/05/2023	WD	U	I	11	100

GRANTOR: BOUSEQUET BRUCE D
GRANTEE: BOUSEQUET BRUCE TRU
1317/1140 6/14/2016 QC U I 11 100
GRANTOR: BRUCE D & SHERRY L BO
GRANTEE: BRUCE D & SHERRY L

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W40 S27 E24 FOP= S4 E16N4 W16\$ E16 FGR= S4 E11 FGR= E24 N45 W24 S45\$ N22 W11 S 18\$ N18 FST= E11 N9 W11S9\$ N9\$.	

EXTRA FEATURES																	
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	0294	SHED WOOD/	0	100	12	20	240.00	UT	3.30	3.30	100	0	0	3	100	792	
2	0166	CONC,PAVMT	0	100	34	124	4,216.00	UT	2.00	2.00	75	2005	2005	3	75	6,324	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	

LAND DESCRIPTION																								
TOTAL OB/XF 11,316																								
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	0.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	10,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,280							