

LOT 13 SADDLE OF THE SOUTH ESTAT
751-2137, 775-196, 967-29, DC 13

MEARS KAREN ANDREA
210 SW BULLARD CT
LAKE CITY, FL 32025

2024

18-4S-17-08466-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06 06
DOR CODE	0100SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.010	1.00/	

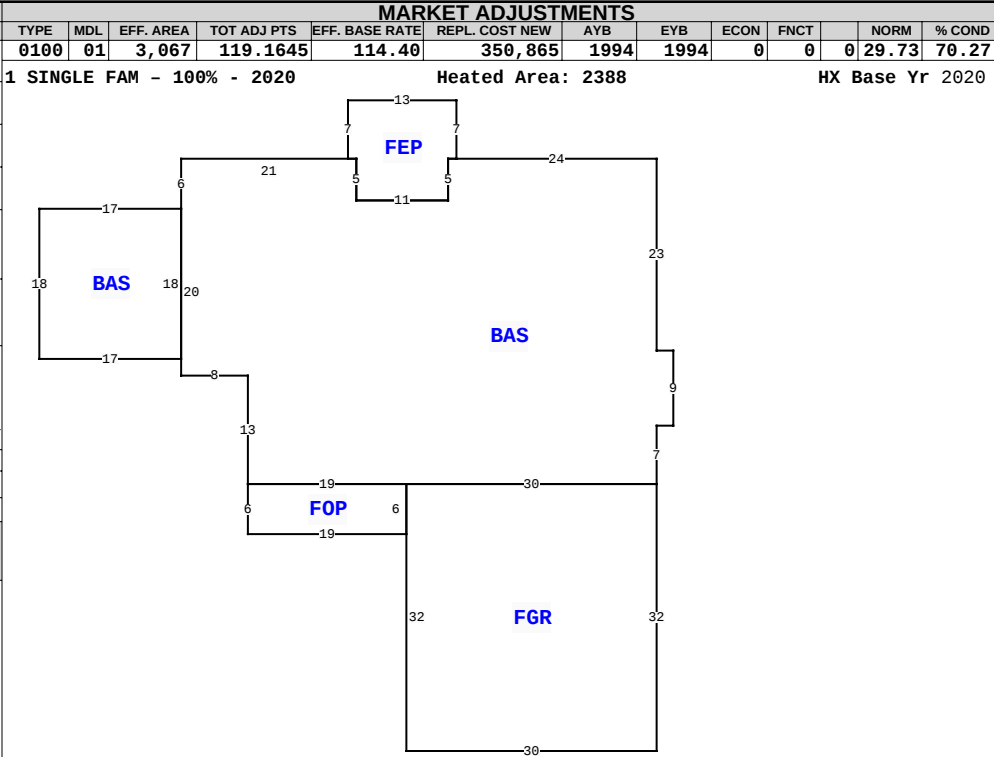
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	306	100	306	24,599
BAS	2,082	100	2,082	167,370
FEP	146	80	117	9,406
FGR	960	55	528	42,445
FOP	114	30	34	2,734

TOTALS	3,608	3,067	246,553
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1994
2	0166	CONC, PAVMT	0 100	0	0	1,390.00	UT	1.50	1.50	100	1994
3	0210	GARAGE U	0 100	24	24	576.00	UT	5.50	5.50	100	1994
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

REVIEW DATE 05/09/2017 BY BC



210 SW BULLARD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1,390.00	UT	1.50	1.50	100	1994	1994	3	100	2,085	
3	0210	GARAGE U	0 100	24	24	576.00	UT	5.50	5.50	100	1994	1994	3	100	3,168	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

Total Acres: 1.54 Total Land Value: 25,875 Market: 0 Agricultural: 0 Common: 25,875

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										246,553	
TOTAL MARKET OB/XF VALUE										8,453	
TOTAL LAND VALUE - MARKET										25,875	
TOTAL MARKET VALUE										280,881	
SOH/AGL Deduction										52,855	
ASSESSED VALUE										228,026	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										178,026	
TOTAL JUST VALUE										280,881	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										284,495	

LAND:1:1: 1.55 AC.-LARGER THAN OTHER LOTS IN S/D D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27765	ADDN SFR	153	04/22/2009
7546	SFR	50,000	09/09/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1383/2183	5/03/2019	WD	Q	I	01	275,500	
GRANTOR: RICHARD W & KATTRINA							
GRANTEE: KAREN ANDREA MEARS							
1335/2750	4/28/2017	WD	Q	I	01	246,000	
GRANTOR: CAROL ALTENBAUGHT							
GRANTEE: RICHARD W & KATTRIN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W24 FEP= N7 W13 S7 E1 S5 E11 N5 E1\$ W1 S5 W11 N5 W21 S6											
BAS= W17 S18 E17 N18 \$ S20 E8 S13 FOP= S6 E19 N6 W19\$ E19											
FGR= S32 E30 N32 W30\$ E30 N7 E2 N9 W2 N23\$.											

PRINTED 12/06/2023 BY SYS