COMM AT SW COR OF SEC, RUN E
46.07 FT, N ALONG R/W CR 131
757.71 FT TO POB, CONT N ALONG

BULOCK THOMAS JAMES
775 SW MANDIBA DR
LAKE CITY, FL 32024

2021

20-5S-17-09302-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD	20517.00		1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

7387 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	89,500
TOTAL MARKET VALUE	99,500
SOB/AGL Deduction	0
ASSESSED VALUE	99,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,500
TOTAL JUST VALUE	99,500
INCOME VALUE	
PREVIOUS YEAR VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41429	SFR		03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1414/2548	7/09/2020	WD	Q	V	01	210,200

GRANTOR: RONALD R & MURVYN H G

GRANTEE: THOMAS JAMES & ARIC

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

LN	USE CODE	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	AC/XFOB	0			0.00	0.00	35.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	87,500							
2	9946	WELL	0					1.00	UT		1.00	1.00	1.00	2,000.00	2,000.00	2,000							

REVIEW DATE 01/21/2021 BY BC TOTAL LAND: 35.00 Market: 0 Agricultural: 0 Common: 89500 PRINTED 05/20/2021