LOT 2 BLOCK B THE OAKS S/D EX S
503-36, 600-43, 620-160, 638-245

BUSSE PHYLLIS A
253 SW FAUL CT
LAKE CITY, FL 32024

2026

02-5S-16-03427-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

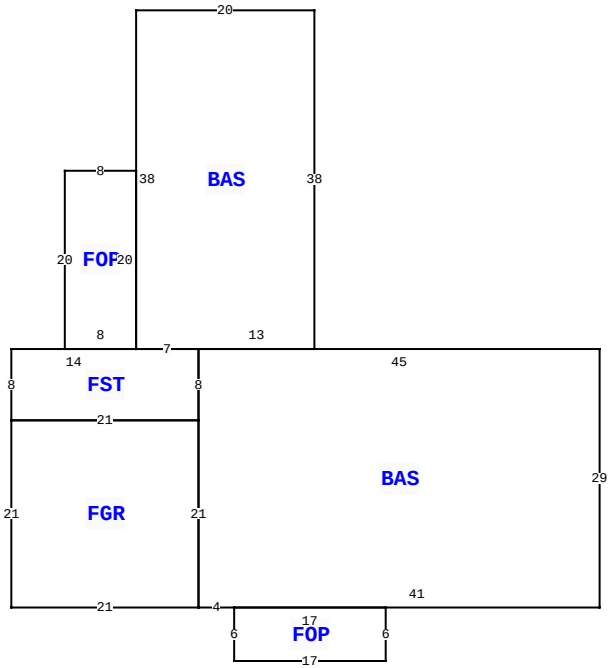
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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 01
NEIGHBORHOOD/LOC	2516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100		760	55,136
BAS	1,305	100		1,305	94,673
FGR	441	55		243	17,629
FOP	102	30		31	2,249
FOP	160	30		48	3,482
FST	168	55		92	6,674
TOTALS	2,936			2,479	179,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,479	99.6480	111.61	276,681	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 2065 HX Base Yr 1998



253 SW FAUL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,843
TOTAL MARKET OB/XF VALUE		10,510
TOTAL LAND VALUE - MARKET		31,860
TOTAL MARKET VALUE		222,213
SOH/AGL Deduction		88,171
ASSESSED VALUE		134,042
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		78,320
TOTAL JUST VALUE		222,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053953	Roof Replacement	23,911	08/29/2025
000048202	Roof Replacement	16,911	09/19/2023
30963	MAINT/ALTR	45	04/19/2013
13369	ADDN SFR	140	12/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/0326	10/10/1997	WD	Q	I		82,500
GRANTOR: QUINN						
GRANTEE: BUSSE						
0661/0327	9/09/1988	WD	U	V		8,700
GRANTOR: PERRY FREDERICK						
GRANTEE: QUINN ALBERT &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 BAS= E13 N38 W20 S38 E7$ FST= W7 FOP= N20 W8S20 E8$ W14 S8 E21 N8$ S8 FGR= W21 S21 E21 N21$ S21 E4 FOP= S6 E17 N6 W17$ E41 N29$.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	540	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0210	GARAGE U	0	100	24	30	720.00	UT	10.00	10.00	100	0	0	3	100	7,200	
4	0294	SHED WOOD/	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0166	CONC,PAVMT	0	100	20	29	580.00	UT	1.50	1.50	100	1993	1993	3	100	870	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,510

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	18,000.00	18,000.00	31,860							

REVIEW DATE 09/24/2025 BY chuck Total Acres: 1.77 Total Land Value: 31,860 Market: 0 Agricultural: 0 Common: 31,860 PRINTED 11/07/2025 BY SYS