THE W 3.12 AC OF THE S 20 AC OF THAT PART OF SE1/4 OF NE1/4 LYIN LINE OF C-131.

BUSSCHER MELISSA FEAGLE
10030 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

06-6S-17-09615-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

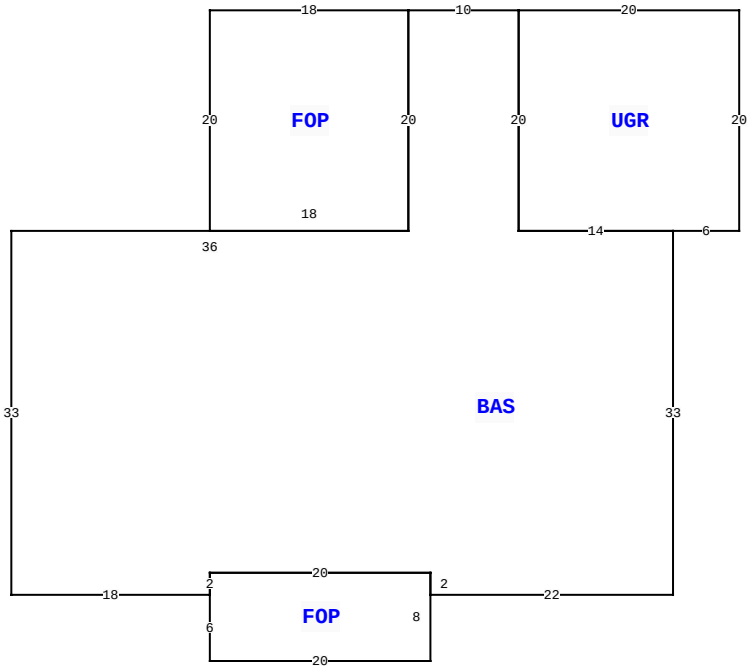
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100		2,140	227,388
FOP	160	30		48	5,100
FOP	360	30		108	11,476
UGR	400	45		180	19,126
TOTALS	3,060			2,476	263,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,476	118.5888	132.82	328,862	2005	2005	0	0	0	20.00	80.00

2 SINGLE FAM 100% - 1995 Heated Area: 2140 HX Base Yr 1995



10030 SW TUSTENUGGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		263,090
TOTAL MARKET OB/XF VALUE		15,045
TOTAL LAND VALUE - MARKET		31,200
TOTAL MARKET VALUE		309,335
SOH/AGL Deduction		95,155
ASSESSED VALUE		214,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,458
TOTAL JUST VALUE		309,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042851	Electrical Servic	0	09/28/2021
000042188	Roof Replacement	36,479	06/21/2021
22823	SFR	587	02/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2755	10/25/2021	LE	U	I	14	0
GRANTOR: BUSSCHER MELISSA FEAG						
GRANTEE: BUSSCHER MELISSA FE						
1013/0284	4/20/2004	QC	Q	I	03	100
GRANTOR: JOEY BUSSCHER						
GRANTEE: MELISSA F BUSSCHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= W18 S20 E18 N20$ S20 W36 S33 E18 FOP= S6 E20 N8 W20 S2$ N2 E20 S2 E22 N33 UGR= E6 N20 W20 S20 E14$ W14 N20$.

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	0210	GARAGE U	0	100	24	27	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	658.00	UT	2.50	2.50	100	2005	2005	3	100	1,645	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,600	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 15,045

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		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,200							
2	0000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 10/07/2021 BY JB Total Acres: 3.12 Total Land Value: 31,200 Market: 0 Agricultural: 0 Common: 31,200 PRINTED 11/19/2025 BY SYS