COMM AT SW COR OF SEC, RUN E 46.
R/W CR 131 757.71 FT TO POB, CON
757.54 FT, N 77.96 FT, E 1915.40

BULOCK THOMAS JAMES/BULOCK ARICA GRACE
7387 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

20-5S-17-09302-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

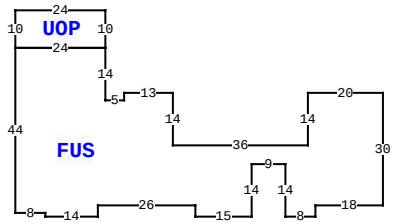
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20517.00	1.00/

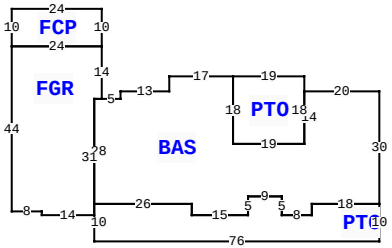
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100		2,119	280,787
FCP	240	25		60	7,951
FGR	1,010	55		556	73,675
FUS	2,742	100		2,742	363,339
PTO	342	5		17	2,253
PTO	709	5		35	4,638
UOP	240	20		48	6,360
TOTALS	7,402			5,577	739,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,577	123.2385	138.03	769,793	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 4861 HX Base Yr 2022





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		739,001
TOTAL MARKET OB/XF VALUE		57,420
TOTAL LAND VALUE - MARKET		122,500
TOTAL MARKET VALUE		874,646
SOH/AGL Deduction		66,026
ASSESSED VALUE		808,620
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		757,898
TOTAL JUST VALUE		918,921
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		927,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044692	Swimming Pool and	85,000	06/16/2022
000042045	Electrical Servic	0	05/28/2021
41429	SFR		03/04/2021
40804	ELECTRICAL	0	10/28/2020

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

FUS=[ORIG=-141,-41] S44 E8 S1 E14 N3 E26 S3 E15 N14 E9 S14 E8 N3 E18 N30 W20 S14 W36 N14 W13 S2 W5 N14 W24 $
BAS=[ORIG=100,-15] W20 S14 W19 N18 W17 S4 W13 S2 W5 W2 S28 E26 S3 E15 N5 E9 S5 E8 N3 E18 N30 $
FGR=[ORIG=26,-27] W24 S44 E8 S1 E14 N31 E2 N14 $
PTO=[ORIG=100,15] W18 S3 W8 N5 W9 S5 W15 N3 W26 S10 E76 N10 $
PTO=[ORIG=61,-19] E19 S18 W19 N18 $
FCP=[ORIG=2,-37] E24 S10 W24 N10 $
UOP=[ORIG=-117,-51] W24 S10 E24 N10 $
.

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	100	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2020		100	10,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	720.00	UT	3.00	3.00	100	2022	2021		100	2,160	
4	0280	POOL R/CON	0	100	16	40	640.00	UT	70.00	70.00	100	2023	2022		95	42,560	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 57,420

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			0.00	0.00	21.25	AC		1.00	1.00	1.00	3,500.00	3,500.00	74,375							
2	6200	A	PASTURE 3	100					13.75	AC		1.00	1.00	1.00	280.00	280.00	3,850							
3	9910	M	MKT.VAL.AG	100					13.75	AC		1.00	1.00	1.00	3,500.00	3,500.00	48,125							

REVIEW DATE 12/28/2021 BY HC Total Acres: 35.00 Total Land Value: 78,225 Market: 48,125 Agricultural: 3,850 Common: 74,375 PRINTED 11/07/2025 BY SYS