E1/2 OF SE1/4 OF NE1/4 OF
SW1/4 & N 27.50 FT OF E1/2 OF
NE1/4 OF SE1/4 OF SW1/4 EX RD

BUSSCHER DUSTIN J/BUSSCHER ASHLEY BROOKE
235 SW TWILIGHT WAY
LAKE CITY, FL 32024

2026

28-4S-16-03220-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Quality	06	06

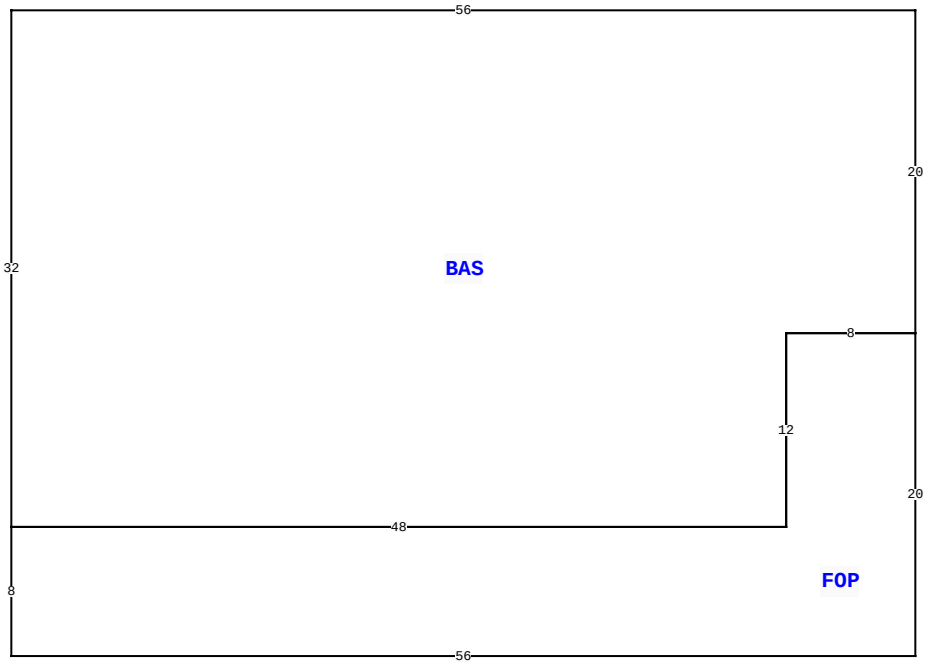
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100		1,696	198,019
FOP	544	30		163	19,032
TOTALS	2,240			1,859	217,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,859	122.6400	137.36	255,352	2015	2015	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2016 Heated Area: 1696 HX Base Yr 2016



235 SW TWILIGHT WAY, 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		217,049
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		54,120
TOTAL MARKET VALUE		276,169
SOH/AGL Deduction		82,135
ASSESSED VALUE		194,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,312
TOTAL JUST VALUE		276,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046092	Swimming Pool and	70,000	12/13/2022
32753	SFR	657	03/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1289/0964	2/13/2015	WD	Q	V	03	43,000

GRANTOR: RALPH NORRIS(IND & TR
GRANTEE: DUSTIN J & ASHLEY B

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	0031	BARN,MT AE	0	100	36	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S32 FOP= S8 E56 N20 W8 S12 W48$ E48 N12 E8 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	4.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	54,120							

REVIEW DATE 07/16/2019 BY BC Total Acres: 4.92 Total Land Value: 54,120 Market: 0 Agricultural: 0 Common: 54,120 PRINTED 11/17/2025 BY SYS