SW1/4 EX BEG AT NE COR OF SW1/4,
S 1648 FT, E 1648 FT, N 1504 FT
SE1/4 OF SE1/4 OF SW1/4.

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

2026

31-5S-17-09468-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	395,325
TOTAL MARKET VALUE	36,633
SOH/AGL Deduction	0
ASSESSED VALUE	36,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,633
TOTAL JUST VALUE	395,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1450/1560	10/19/2021	WD	U	I	30	100
GRANTOR: BUSSCHER MELISSA F						
GRANTEE: BUSSCHER MELISSA FE						
0843/0451	7/29/1997	WD	Q	V	03	91,900
GRANTOR: LEON FEAGLE						
GRANTEE: MELISSA FEAGLE BUSS						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	72.85	AC		1.00	1.00	1.00	445.00	445.00	32,418							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	87.85	AC		1.00	1.00	1.00	4,500.00	4,500.00	395,325							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 87.85 Total Land Value: 36,633 Market: 395,325 Agricultural: 36,633 Common: 0 PRINTED 11/20/2025 BY SYS