

N DIV: BEG SW COR OF BLK 100, RU
ALONG DAVIS ST, E 105 FT, S 75 F
R/W LEON ST, 105 FT TO POB, (BLO

BULOCK COBY J
7387 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

00-00-00-12100-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	07		
	NEIGHBORHOOD/LOC	830317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2025	1,200	134,047
FOP	60	30	2025	18	2,011
TOTALS	1,260			1,218	136,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,218	101.0000	113.12	137,780	2024	2024	0	0	0	1.25	98.75
1 SINGLE FAM			0% - 2025	Heated Area: 1200				HX Base Yr				

BAS
2025

FOP
2025

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		136,058
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		5,906
TOTAL MARKET VALUE		143,224
SOH/AGL Deduction		0
ASSESSED VALUE		143,224
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		143,224
TOTAL JUST VALUE		143,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047006	New Residential C	100,000	04/19/2023
2380	DEMOLISH	25	10/25/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2398	9/10/2024	WD	Q	I	01	200,000
GRANTOR: EVANSTON LLC						
GRANTEE: BULOCK COBY J						
1389/2693	7/25/2019	WD	Q	I	01	16,500
GRANTOR: JERRY ROBIN MORGAN						
GRANTEE: EVANSTON LLC						

EXTRA FEATURES		443 NE DAVIS AVE, LAKE CITY														
L N	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	0166	CONC,PAVMT	0	0	0	0		3.00	3.00	100	2025	2024		100	1,260	

LAND DESCRIPTION		TOTAL OB/XF										1,260												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		*RO	105.00	75.00	7,875.00	SF		1.00	1.00	1.00	0.75	0.75	5,906							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=16,14] E40 S30 W40 N30 \$	
FOP=[YR=2025;ORIG=41,44] E10 S6 W10 N6 \$	