NE1/4 OF NE1/4 OF NW1/4.

552-510, 841-1567, WD 1450-1560,

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

2026

06-6S-17-09618-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

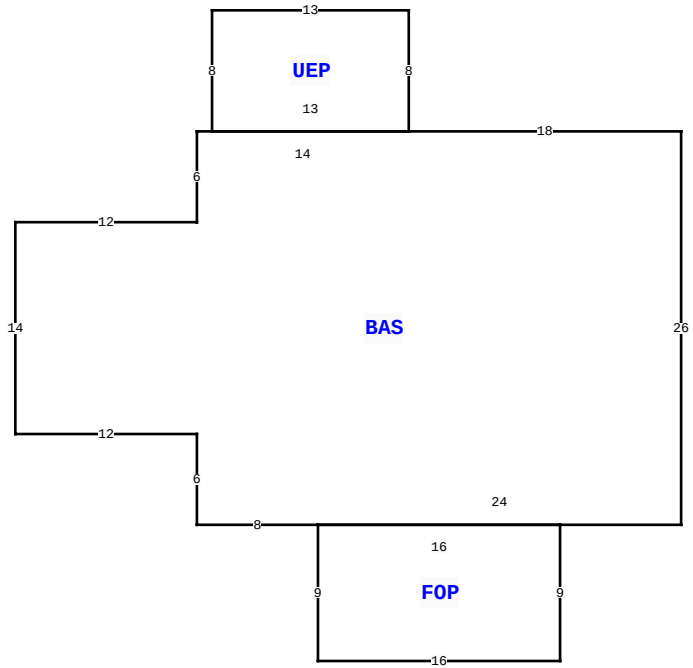
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
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	1,000	100		1,000	32,403
FOP	144	30		43	1,394
UEP	104	60		62	2,009
TOTALS	1,248			1,105	35,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,105	43.7250	49.85	55,084	1938	1938	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1000 HX Base Yr



592 SW LEO FEAGLE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,805
TOTAL MARKET OB/XF VALUE	5,715
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	56,375
SOH/AGL Deduction	0
ASSESSED VALUE	56,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,375
TOTAL JUST VALUE	151,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,888

SALE:1:1: INCL RE# 09468-001 (LOVE & AFFECTION)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0841/1567	7/02/1997	WD	Q	I	02	0
GRANTOR: DAVID FEAGLE						
GRANTEE: MELISSA FEAGLE BUSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UEP= N8 W13 S8 E13$W14 S6 W12 S14 E12 S6 E8 FOP= S9 E16 N9 W16$ E24 N26 $.

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	0294	SHED WOOD/	0	0	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0294	SHED WOOD/	0	0	14	49	686.00	UT	0.80	0.80	100	0	0	3	100	549	
3	0020	BARN,FR	0	0	40	49	1,960.00	UT	1.32	1.32	100	0	0	3	100	2,587	
4	0294	SHED WOOD/	0	0	14	49	686.00	UT	0.80	0.80	100	0	0	3	100	549	
5	0294	SHED WOOD/	0	0	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	100	
6	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
9	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,715

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 10/03/2017 BY DF Total Acres: 10.00 Total Land Value: 14,855 Market: 99,000 Agricultural: 3,855 Common: 11,000 PRINTED 05/12/2026 BY SYS