

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

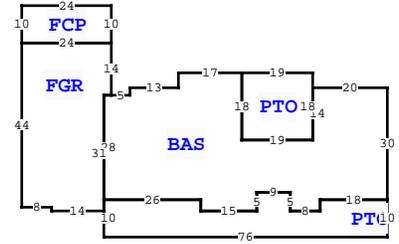
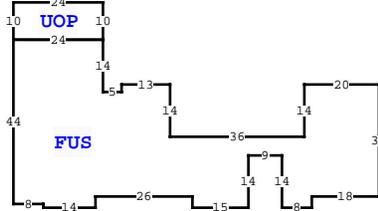
2026

20-5S-17-09302-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022		Heated Area: 4861					HX Base Yr 2022		



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

EXTRA FEATURES																
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	0169	FENCE/WOOD	0	100	0	1.00	UT	10,000.00	10,000.00	100	2020	2020		100	10,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0166	CONC,PAVMT	0	100	0	720.00	UT	3.00	3.00	100	2022	2021		100	2,160	
4	0280	POOL R/CON	0	100	16	640.00	UT	70.00	70.00	100	2023	2022		95	42,560	
5	0166	CONC,PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

7387 SW TUSTENUGGEE AVE, LAKE CITY
BLD DATE: LGL DATE: 05/07/2026 MLU
XF DATE: LAND DATE:
INC DATE: AG DATE:

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
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	210,000			
TOTAL MARKET VALUE	927,771			
SOH/AGL Deduction	121,495			
ASSESSED VALUE	806,276			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	754,865			
TOTAL JUST VALUE	1,006,421			
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	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 \$	

LAND DESCRIPTION		TOTAL OB/XF													57,420									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	6,000.00	6,000.00	127,500							
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	6,000.00	6,000.00	82,500							