BEG NW COR OF SE1/4 OF SW1/4 ALS
N LINE OF 60 FT PUBLIC RD (SW DU
ALONG N LINE 1041.86 FT TO C/L O

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

2027

28-4S-16-03220-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	132,030
TOTAL MARKET VALUE	14,106
SOH/AGL Deduction	0
ASSESSED VALUE	14,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,106
TOTAL JUST VALUE	140,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34718	SFR	739	12/05/2016
17862	M H	125	01/24/2001
10933	M H	125	03/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2770	9/04/2024	WD	U	I	37	90,000
GRANTOR: NORRIS FREDERICK W						
GRANTEE: BUSSCHER DUSTIN J						
1339/1031	6/22/2017	WD	U	V	11	100
GRANTOR: CARRI SESSOMS						
GRANTEE: FREDERICK W NORRIS						

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,300							
2	6200	A	PASTURE 3	0					15.38	AC		1.00	1.00	1.00	280.00	280.00	4,306							
3	9910	M	MKT.VAL.AG	0					15.38	AC		1.00	1.00	1.00	8,500.00	8,500.00	130,730							

REVIEW DATE 01/23/2025 BY TP Total Acres: 16.68 Total Land Value: 5,606 Market: 130,730 Agricultural: 4,306 Common: 1,300 PRINTED 11/17/2026 BY SYS