

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

2026

28-4S-16-03220-099



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION								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 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																													
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM		DESCRIPTION		AMT		ISSUED																							
MAP NUM		28416.00 1.00/																		34718		SFR		739		12/05/2016																							
NEIGHBORHOOD/LOC		28416.00 1.00/																		17862		M H		125		01/24/2001																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		10933		M H		125		03/25/1996																															
																				SALES DATA																													
																				OFF RECORD Number		DATE		TYPE INST		Q / 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																													
TOTALS																				BLD DATE		LGL DATE		04/08/2025		MLU																							
EXTRA FEATURES																				XF DATE		LAND DATE																											
INC DATE																																																	
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	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																																	
TOTAL OB/XF																				8,500																													
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	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 06/29/2026 BY SYS				