COMM NW COR OF SW1/4, S 696.87 F
CSX RR, E ALONG R/W 1491.04 FT,
POB, W 272.21 FT, N 150 FT, E 25

GAYLARD FRED O/GAYLARD THERESA PAMELA
177 NW BULTHUIS CT
LAKE CITY, FL 32055

2027

30-3S-17-05869-002

BUILDING CHARACTERISTICS

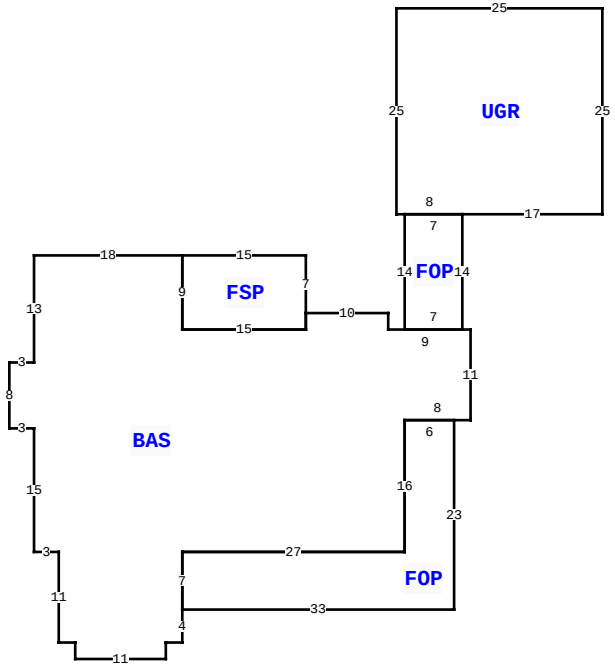
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100		1,696	153,223
FOP	98	30		29	2,620
FOP	327	30		98	8,854
FSP	135	40		54	4,879
UGR	625	45		281	25,386
TOTALS	2,881			2,158	194,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,158	118.6020	130.46	281,533	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 1996 Heated Area: 1696 HX Base Yr 1996



177 NW BULTHUIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,962
TOTAL MARKET OB/XF VALUE		5,521
TOTAL LAND VALUE - MARKET		42,800
TOTAL MARKET VALUE		243,283
SOH/AGL Deduction		70,705
ASSESSED VALUE		172,578
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,167
TOTAL JUST VALUE		243,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049389	Roof Replacement	19,947	03/08/2024
7978	SFR	58,000	01/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1161/0526	10/28/2008	TD	Q	V	01	14,600
GRANTOR: CLERK OF COURTS						
GRANTEE: FRED & PAM GAYLORD						
0790/1213	5/06/1994	WD	Q	V	02	0
GRANTOR: MURRILL - BULTHIUS						
GRANTEE: FRED O & THERESA GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N7 W15 S9 E15 N2$ S2 W15 N9 W18 S13 W3S8 E3 S15 E3 S11 E2 S2 E11 N2 E2 N4 FOP= E33 N23 W6 S16 W27 S7$ N7 E27 N16 E8 N11 W1 FOP= N14 UGR= E17 N25W25 S25 E8$ W7 S14 E7$ W9 N2$.

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	0031	BARN,MT AE	0	100	24	30	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,500	
2	0260	PAVEMENT-A	0	100	0	0	3,826.00	UT	0.60	0.60	100	1995	1995	3	100	2,296	
3	0166	CONC,PAVMT	0	100	6	25	150.00	UT	1.50	1.50	100	1995	1995	3	100	225	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,521

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	100		A-1	0.00	0.00	0.91	AC		1.00	1.00	1.00	10,000.00	10,000.00	9,100							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,700							

REVIEW DATE 04/23/2024 BY JS Total Acres: 4.28 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800 PRINTED 11/17/2026 BY SYS