COMM NW COR OF SW1/4, S 696.87 F SAL RR, E 1491.04 FT, N 463.20 F 259.09 FT, N 333.12 FT TO S R/W

BULTHUIS HOWARD JR
131 NW BULTHUIS CT
LAKE CITY, FL 32055

2027

30-3S-17-05869-004

BUILDING CHARACTERISTICS

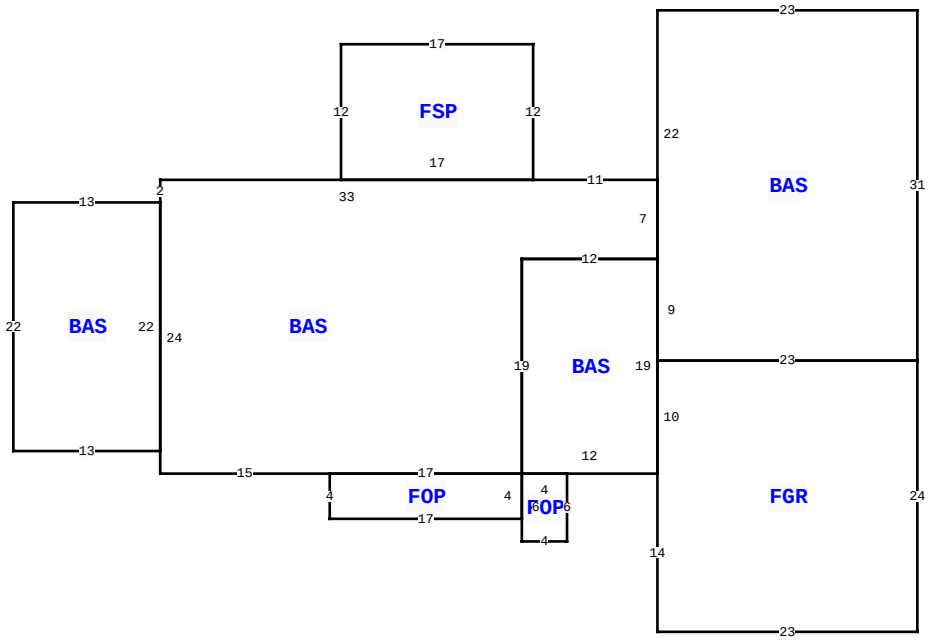
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	228	100		228	21,608
BAS	286	100		286	27,105
BAS	713	100		713	67,572
BAS	916	100		916	86,811
FGR	552	55		304	28,810
FOP	24	30		7	664
FOP	68	30		20	1,896
FSP	204	40		82	7,772
TOTALS	2,991			2,556	242,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,556	111.8880	123.08	314,592	2002	2002	0	0	0	23.00	77.00

2 SINGLE FAM 100% - 2003 Heated Area: 2143 HX Base Yr 2003



131 NW BULTHUIS CT, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		242,236
TOTAL MARKET OB/XF VALUE		14,616
TOTAL LAND VALUE - MARKET		100,355
TOTAL MARKET VALUE		357,207
SOH/AGL Deduction		212,602
ASSESSED VALUE		144,605
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,194
TOTAL JUST VALUE		357,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,596

SALE:1:1: $.70 STAMPS

BLDG:1:1: COUNT MH

XFOB:1:1: COUNT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20965	ADDN SFR	358	08/07/2003
19694	SFR	172	06/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/883	3/20/2025	LE	U	I	14	100
GRANTOR: BULTHUIS HOWARD JR (E						
GRANTEE: BULTHUIS DAWSON HOW						
1402/1538	1/03/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HOWARD BULTHIUS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W17 S12 E17$ W33 S2 BAS= W13 S22 E13 N22$ S24E15 FOP= S4 E17 N4 W17$ E17 FOP= S6 E4 N6 W4$ BAS= E12 FGR= S14 E23 N24 W23 S10$ N19 W12 S19$ N19 E12 BAS= S9 E23 N31 W23 S22$ N7$.

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	0070	CARPORT UF	0	100	20	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	100	4	12	48.00	UT	2.00	2.00	100	2002	2002	3	100	96	
3	0166	CONC,PAVMT	0	100	0	0	1,560.00	UT	2.00	2.00	100	2004	2004	3	100	3,120	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
9	0296	SHED METAL	0	100	24	24	1.00	UT	0.00	0.00	100	1997	1997	3	100	2,500	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 14,316

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		00	0.00	0.00	1.73	AC		1.00	1.00	1.00	5,500.00	5,500.00	9,515							
2	0700	C	MISC RES	100		00	0.00	0.00	9.69	AC		1.00	1.00	1.00	9,000.00	9,000.00	87,210							
3	0000	C	VAC RES	100		00	0.00	0.00	0.66	AC		1.00	1.00	1.00	5,500.00	5,500.00	3,630							

REVIEW DATE 11/16/2015 BY DF Total Acres: 12.08 Total Land Value: 100,355 Market: 0 Agricultural: 0 Common: 100,355 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SW1/4, S 696.87 F
SAL RR, E 1491.04 FT, N 463.20 F
259.09 FT, N 333.12 FT TO S R/W

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LAKE CITY, FL 32055

2027

30-3S-17-05869-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

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

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COLUMBIA COUNTY PROPERTY

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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
11	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

TOTAL OB/XF 300

LAND DESCRIPTION

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

REVIEW DATE 11/16/2015 **BY** DF — Total Acres: 12.08 — Total Land Value: 100,355 — Market: 0 — Agricultural: 0 — Common: 100,355 — **PRINTED** 11/17/2026 BY SYS