COMM NW COR OF SW1/4, RUN S 696.
OF SAL RR, E ALONG R/W 558.96 FT
CONT E 514.66 FT, N 442.41 FT, W

BULTHUIS THOMAS WILLIAM JR
192 NW BULTHUIS CT
LAKE CITY, FL 32055

2027

30-3S-17-05869-006

BUILDING CHARACTERISTICS

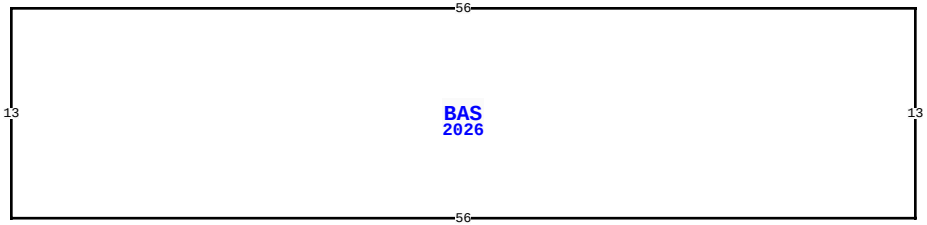
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	728	100	2026	728	76,710
TOTALS	728			728	76,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	728	112.0000	107.52	78,275	2025	2025	0	0	0	2.00	98.00

2 MANUF 2 100% - 2026 Heated Area: 728 HX Base Yr 2024



192 NW BULTHUIS CT, LAKE CITY

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

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	12	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	12	96.00	UT	5.00	5.00	50	2004	2004	3	50	240	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		76,710
TOTAL MARKET OB/XF VALUE		7,940
TOTAL LAND VALUE - MARKET		33,345
TOTAL MARKET VALUE		117,995
SOH/AGL Deduction		2,616
ASSESSED VALUE		115,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,968
TOTAL JUST VALUE		117,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053677	Mobile Home		07/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/86	7/21/2025	WD	U	I	11	100
GRANTOR: BULTHUIS THOMAS WILLI						
GRANTEE: BULTHUIS THOMAS WIL						
1537/1318	4/09/2025	LE	U	I	14	100
GRANTOR: BULTHUIS THOMAS WILLI						
GRANTEE: BULTHUIS DAWSON HOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,10] E56 S13 W56 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,940

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	0102	C	SFR/MH	100		00	0.00	0.00	4.94	AC		1.00	1.00	0.75	9,000.00	6,750.00	33,345							

REVIEW DATE 08/18/2025 BY RP Total Acres: 4.94 Total Land Value: 33,345 Market: 0 Agricultural: 0 Common: 33,345 PRINTED 11/17/2026 BY SYS