

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

2026

30-3S-17-05869-006


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	100		
Interior Floor	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	80,704
TOTALS	728			728	80,704

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	113.12	82,351	2025	2025	0	0	2.00	98.00	
2 MANUF 2		100% - 2026	Heated Area: 728		HX Base Yr 2024							

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BAS
2026

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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		80,704	
TOTAL MARKET OB/XF VALUE		7,940	
TOTAL LAND VALUE - MARKET		33,345	
TOTAL MARKET VALUE		121,989	
SOH/AGL Deduction		6,775	
ASSESSED VALUE		115,214	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		63,803	
TOTAL JUST VALUE		121,989	
NCON VALUE		80,704	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		57,235	
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						

EXTRA FEATURES																
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	0070	CARPOR UF	0	100	12	21	1.00	UT	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	2003	2003	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	12	96.00	UT	5.00	50	2004	2004	3	50	240	
TOTALS													7,940			

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							