

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	728	100	2026
TOTALS	728		77,508

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	108.64	79,090	2025	2025	0	0	2.00	98.00														
2 MANUF 2		100% - 2026		Heated Area: 728				HX Base Yr 2024																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		77,508	
TOTAL MARKET OB/XF VALUE		7,940	
TOTAL LAND VALUE - MARKET		33,345	
TOTAL MARKET VALUE		118,793	
SOH/AGL Deduction		6,775	
ASSESSED VALUE		112,018	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		60,607	
TOTAL JUST VALUE		118,793	
NCON VALUE		77,508	
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	CARPOT 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	

BUILDING NOTES	

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

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							