

SW1/4 EX BEG AT NE COR OF SW1/4,
S 1648 FT, E 1648 FT, N 1504 FT
SE1/4 OF SE1/4 OF SW1/4.

BUSSCHER MELISSA FEAGLE TRUST
10030 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

31-5S-17-09468-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 483,175 TOTAL MARKET VALUE 36,633 SOH/AGL Deduction 0 ASSESSED VALUE 36,633 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 36,633 TOTAL JUST VALUE 483,175 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 395,325																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1450/1560</td> <td>10/19/2021</td> <td>WD</td> <td>U</td> <td>I</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BUSSCHER MELISSA F GRANTEE: BUSSCHER MELISSA FE 0843/0451 7/29/1997 WD Q V 03 91,900 GRANTOR: LEON FEAGLE GRANTEE: MELISSA FEAGLE BUSS										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1450/1560	10/19/2021	WD	U	I	30	100
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1450/1560	10/19/2021	WD	U	I	30	100																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																											
																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	72.85	AC		1.00	1.00	1.00	445.00	445.00	32,418																										
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215																										
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	87.85	AC		1.00	1.00	1.00	5,500.00	5,500.00	483,175																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 87.85 Total Land Value: 36,633 Market: 483,175 Agricultural: 36,633 Common: 0 PRINTED 07/02/2026 BY SYS																																											