LOT 5 BLOCK 3 LAKE FOREST S/D UN
WD 1007-1772, WD 1111-817, WD 14

SAPP TAYLOR NICOLE
567 SW TULAROSA LN
LAKE CITY, FL 32025

2025

06-4S-17-07852-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

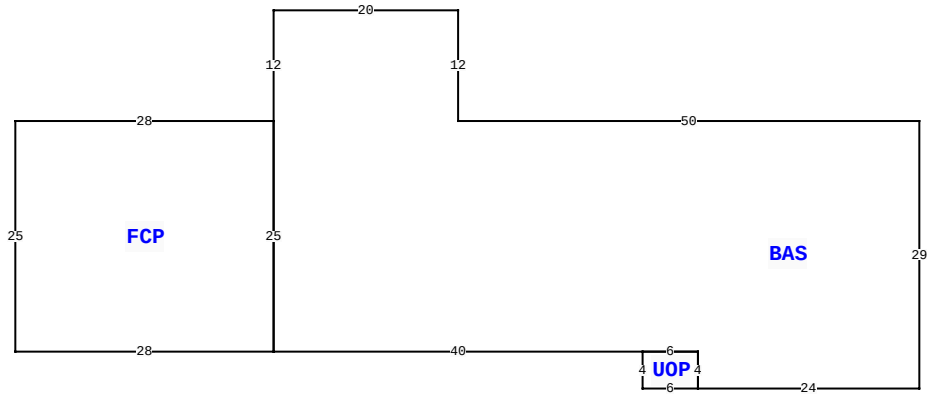
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	164,891
FCP	700	25	175	13,833
UOP	24	20	5	395
TOTALS	2,810		2,266	179,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	115.8180	121.61	275,568	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2086 HX Base Yr 2024



567 SW TULAROSA LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,119
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		206,419
SOH/AGL Deduction		0
ASSESSED VALUE		206,419
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,419
TOTAL JUST VALUE		206,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2744	10/02/2023	WD	Q	I	01	260,000
GRANTOR: KURTZ EDWIN R IV						
GRANTEE: SAPP TAYLOR NICOLE						
1111/0817	2/13/2007	WD	Q	I		145,000
GRANTOR: D R & LUCILLE R TURNE						
GRANTEE: EDWIN R IV & TRCIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 N12 W20 S12 FCP= W28 S25 E28 N25$ S25 E40 UOP= S4 E6 N4 W6$ E6 S4 E24 N29$.

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	0021	BARN,FR AE	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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		*RSF-2	130.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2024 BY SYS