S DIV: LOT 20 BLOCK 7 LAKE VILLA

324-618, 761-273, 800-1685, WD 1

MCKISSOCK ZACHARY
377 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14060-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

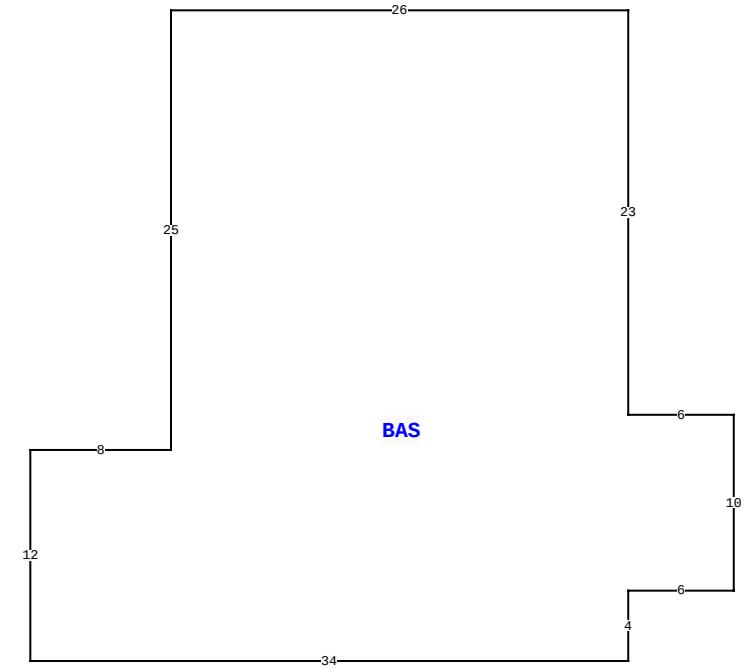
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	78,811
TOTALS	1,118			1,118	78,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	96.8310	108.45	121,247	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1118 HX Base Yr 2024



377 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		78,811
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		97,361
SOH/AGL Deduction		0
ASSESSED VALUE		97,361
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,639
TOTAL JUST VALUE		97,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1519	6/23/2023	QC	U	I	11	80,400
GRANTOR: UNITED STATES DEPARTM						
GRANTEE: MCKISSOCK ZACHARY						
1486/2523	3/21/2023	CT	U	I	18	0
GRANTOR: MEARS LACEY J						
GRANTEE: UNITED STATES DEPAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 W8 S12 E34 N4 E6N10 W6 N23$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS