S DIV: LOT 21 BLOCK 7 LAKE VILLA
352-112, QC 1296-839, DC 1296-84

AUSTIN SAMUEL J/AUSTIN MARY E
363 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14061-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

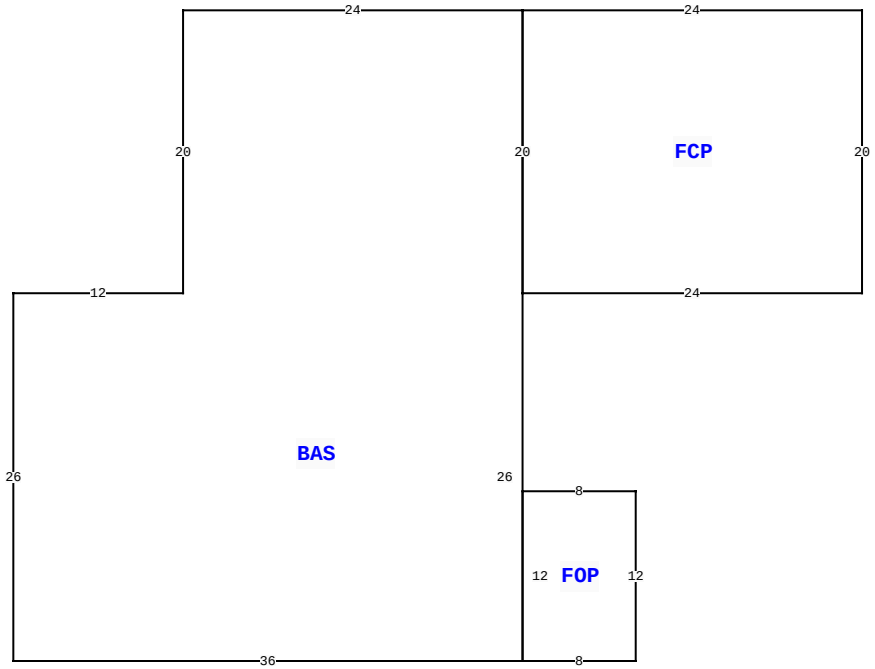
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,416	100		1,416	92,878
FCP	480	25		120	7,871
FOP	96	30		29	1,902
TOTALS	1,992			1,565	102,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	90.0999	100.91	157,924	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1416 HX Base Yr 2018



363 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		102,651
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		123,401
SOH/AGL Deduction		99,142
ASSESSED VALUE		24,259
TOTAL EXEMPTION VALUE	HX HB	24,259
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045026	Roof Replacement	17,500	07/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/0132	8/03/2017	WD	Q	I	01	65,000
GRANTOR: RODNEY DALE TYRE & WA						
GRANTEE: SAMUEL J & MARY E A						
1296/0839	5/14/2015	QC	U	I	11	100
GRANTOR: RODNEY DALE TYRE						
GRANTEE: RODNEY DALE TYRE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S20 W12 S26 E36 FOP= E8 N12 W8 S12$ N26 FCP= E24 N20 W24 S20$ N20$.

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	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	50	1993	1993	3	50	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,250

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 07/18/2023 BY KS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS