S DIV: LOT 22 BLOCK 7 LAKE
VILLAS ADDITION #5.
WD 780-1017, LIFE EST 780-1018

CROSBY ROBERT B
347 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14062-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

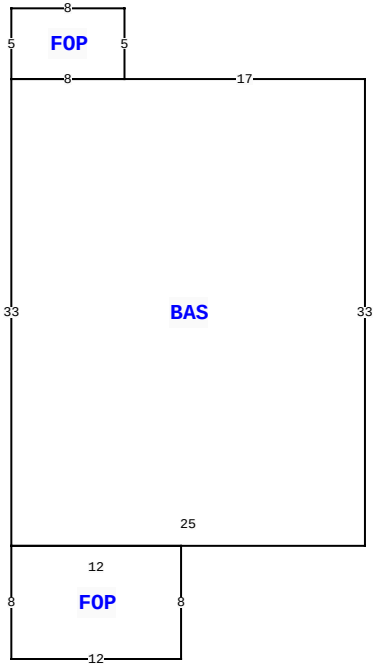
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	825	100		825	62,918
FOP	40	30		12	915
FOP	96	30		29	2,212
TOTALS	961			866	66,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	866	104.7600	117.33	101,608	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 825 HX Base Yr 2008



347 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		66,045
TOTAL MARKET OB/XF VALUE		2,230
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		86,775
SOH/AGL Deduction		34,145
ASSESSED VALUE		52,630
TOTAL EXEMPTION VALUE	HX HB	27,630
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		86,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1117/2703	4/27/2007	WD	Q	I		78,000
GRANTOR: JAMES W RIGSBY & MICH						
GRANTEE: ROBERT W CROSBY & R						
1083/0687	5/09/2006	WD	Q	I		62,500
GRANTOR: DIXIE LEE PHILLIPS						
GRANTEE: JAMES W RIGSBY & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N5 W8 S5 E8$ W8 S33 FOP= S8 E12 N8 W12$ E25 N33$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	50	1993	1993	3	50	1,200	
3	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,230

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