S DIV: LOT 2 BLOCK 11 LAKE VILLA
785-1669, 888-1803, QC 1103-1144

TUMMOND TREVOR/RICHARDS ALLYSON
440 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14074-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

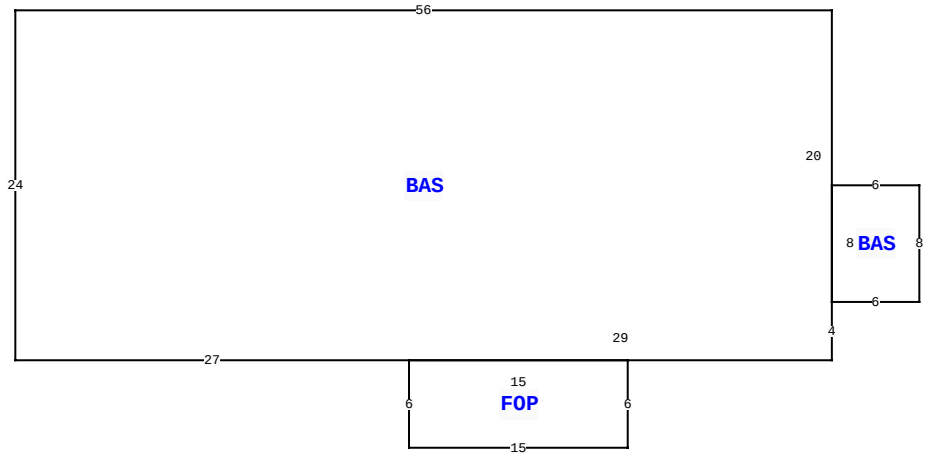
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	4,124
BAS	1,344	100		1,344	115,455
FOP	90	30		27	2,319
TOTALS	1,482			1,419	121,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,419	118.0000	132.16	187,535	1953	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1392 HX Base Yr 2022



440 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		121,898
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		140,798
SOH/AGL Deduction		18,001
ASSESSED VALUE		122,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,075
TOTAL JUST VALUE		140,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,798

SALE:1:1: LOT 2 BLK 11 LAKE VILLAS ADD #5

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1436/451	4/23/2021	WD	Q	I	01	145,000
GRANTOR: G4 RENTAL PROPERTIES						
GRANTEE: TUMMOND TREVOR						
1332/0225	2/20/2017	WD	Q	I	01	86,000
GRANTOR: CALVIN & ELIZABETH CA						
GRANTEE: G4 RENTAL PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E27 FOP= S6 E15N6 W15$ E29 N4 BAS= E6 N8 W6 S8$ 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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