

LOT 11 BLOCK 5 OAK HILL ESTATES
841-845, WD 1062-16, WD 1131-276

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2026

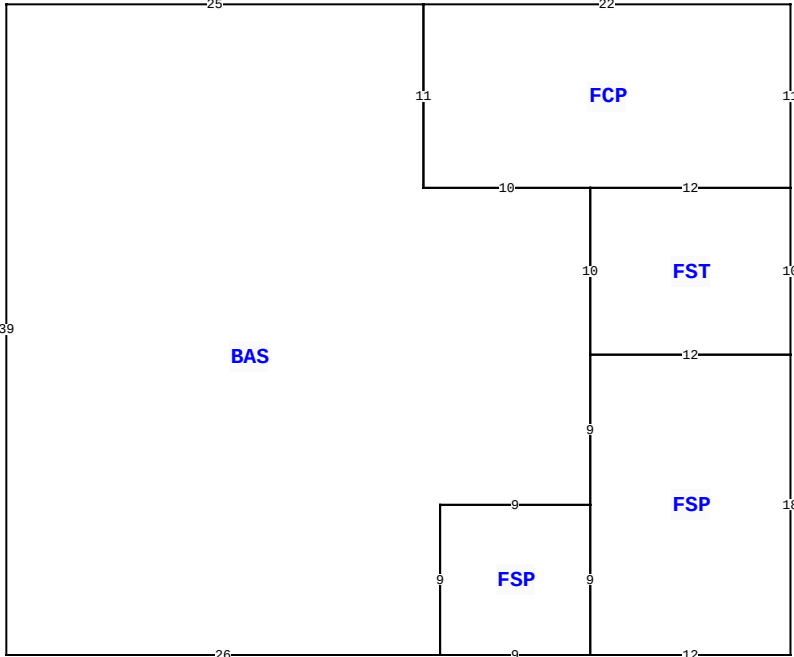
03-4S-17-07535-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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		3417.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 174	100		1, 174	111, 992
FCP	242	25		60	5, 724
FSP	81	40		32	3, 052
FSP	216	40		86	8, 204
FST	120	55		66	6, 296

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0080	DECKING	0	0	0	0	1.00	UT	1,000.00	1,000.00	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		RSF	2100.00	117.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,418	131.0400	146.76	208,106	1964	1995	0	0	35.00	65.00
1 SINGLE FAM 0% - 2021 Heated Area: 1174 HX Base Yr											
											
207 SE OSCEOLA PL, LAKE CITY											

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

TOTAL OB/XF											
2,050											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	135,269		
TOTAL MARKET OB/XF VALUE	2,050		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	155,819		
SOH/AGL Deduction	0		
ASSESSED VALUE	155,819		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	155,819		
TOTAL JUST VALUE	155,819		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	155,819		

SALE:1:1: LOT 11 BLK 5 OAK HILL ESTATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
41130	ELECTRICAL		01/08/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/1333	12/04/2020	WD	Q	I	01	135,000	
GRANTOR: ROBBINS-DEFRISE GLORI							
GRANTEE: GUESS LYNNE							
1169/1402	3/10/2009	QC	U	I	11	100	
GRANTOR: GLORIA ROBBINS-DEFRIS							
GRANTEE: GLORIA ROBBINS-DEFR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W25 S39 E26 FSP= E9 N9 W9 S9\$ N9 E9FSP= S9 E12 N18 W12 S9\$ N9 FST= E12N10 W12 S10\$ N10 FCP= E12 N11 W22S11 E10\$W10N11\$.											