

WD 1007-1772, WD 1111-817, WD 14

SAPP TAYLOR NICOLE
567 SW TULAROSA LN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				1	
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 70					0100	01	2,266	115.8180	129.72	293,946	1964	1964	0	0	0	35.00	65.00	STANDARD												
Exterior Wall	31	VINYL SID 30					1 SINGLE FAM 100% - 2024 Heated Area: 2086 HX Base Yr 2024														Tax Group: 1 Tax Dist:											
RooF Structur	03	GABLE/HIP 100					28' 25' 25' 28' 40' 24' 6' 6'														BUILDING MARKET VALUE						191,065					
RooF Cover	12	MODULAR MT 100																			TOTAL MARKET OB/XF VALUE						8,800					
Interior Wall	05	DRYWALL 100																			TOTAL LAND VALUE - MARKET						18,500					
Interior Floo	13	LAM/VNLPLK 80																			TOTAL MARKET VALUE						218,365					
Interior Floo	14	CARPET 20																			SOH/AGL Deduction						0					
Air Condition	03	CENTRAL 100																			ASSESSED VALUE						218,365					
Heating Type	04	AIR DUCTED 100																			TOTAL EXEMPTION VALUE						HX HB 50,722					
Bedrooms	4	100																			BASE TAXABLE VALUE						167,643					
Bathrooms	3	100																			TOTAL JUST VALUE						218,365					
Frame Stories	01	NONE 100																			NCON VALUE						0					
Architectual	05	1. 100					INCOME VALUE																									
Units	03	0 100					PREVIOUS YEAR MKT VALUE						218,365																			
Condition Adj	03	03 100																														
Kitchen Adjus	01	01 100																														
Quality	05	05																														
DOR CODE	0100SINGLE FAMILY																															
MAP NUM								MKT AREA			06																					
NEIGHBORHOOD/LOC	6417.0100 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	2,086	100		2,086	175,887																											
FCP	700	25		175	14,756																											
UOP	24	20		5	422																											
TOTALS	2,810			2,266	191,065																											
EXTRA FEATURES					567 SW TULAROSA LN, LAKE CITY										BLD DATE		LGL DATE		04/21/2023 MLU													
															XF DATE		LAND DATE															
															INC DATE		AG DATE															
L N	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	0021	BARN, FR AE	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	2,500																
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000																
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800																
5	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500																
TOTAL OB/XF 8,800																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-	230.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500															
REVIEW DATE 09/15/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS																																