LOT 6 BLOCK 3 LAKE FOREST S/D
UNIT 1. ORB 631-361,
829-863, 886-169, LE 1382-942,

BRINCEFIELD THOMAS E JR
P O BOX 1951
LAKE CITY, FL 32056-1951

2025

06-4S-17-07853-000

BUILDING CHARACTERISTICS

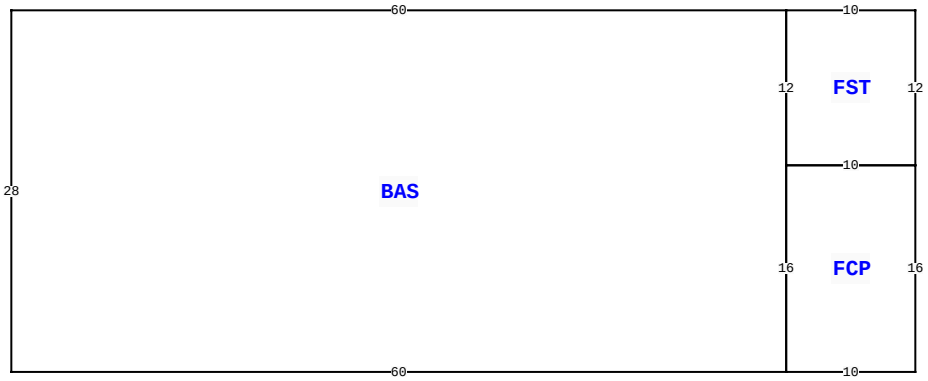
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	124,652
FCP	160	25		40	2,968
FST	120	55		66	4,897
TOTALS	1,960			1,786	132,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	101.9200	114.15	203,872	1961	1980	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1680 HX Base Yr



545 SW TULAROSA LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	132,517
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	152,917
SOH/AGL Deduction	8,970
ASSESSED VALUE	143,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,947
TOTAL JUST VALUE	152,917
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,640

SALE:1:1: LOT 6 BLK 3 LAKE FOREST S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/0942	4/11/2019	LE	U	I	14	100
GRANTOR: THOMAS E BRINCEFIELD						
GRANTEE: CHERYL LYNN TRAINOR						
0886/0169	8/09/1999	WD	Q	I		68,542
GRANTOR: JOHNS						
GRANTEE: BRINCEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E60 FCP= E10 N16 W10 S16$ N16 FST= E10 N12W10 S12$ N12$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0		*RSF-2	110.00	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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/25/2025 BY SYS