LOT 1 BLOCK 4 LAKE FOREST S/D
UNIT 1. DC 1129-867, PROB 1131
-283,290, ORDER 1299-2043,

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2025

06-4S-17-07856-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

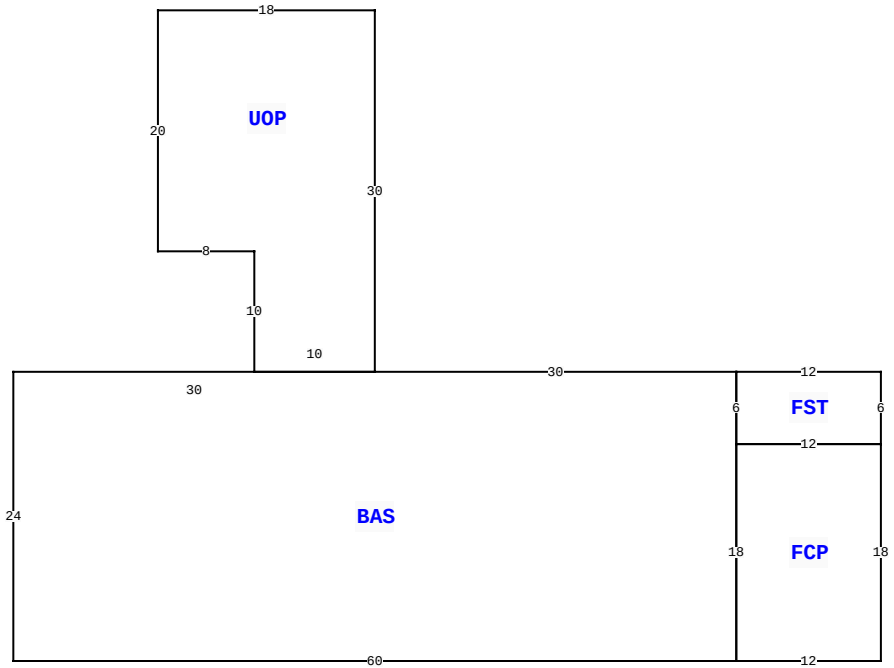
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	113,228
FCP	216	25		54	4,246
FST	72	55		40	3,145
UOP	460	20		92	7,234
TOTALS	2,188			1,626	127,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,626	108.0090	120.97	196,697	1961	1985	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1440 HX Base Yr 2017



486 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		127,853
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		149,753
SOH/AGL Deduction		63,764
ASSESSED VALUE		85,989
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,267
TOTAL JUST VALUE		149,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048017	Electrical Servic	0	09/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0950	2/22/2016	WD	Q	I	01	84,000
GRANTOR: CLAUDIUS F & CHRISTOP						
GRANTEE: LYNNE GUESS						
1299/2043	8/17/2015	PB	U	I	18	100
GRANTOR: CLERK OF COURT (C F						
GRANTEE: CLAUDIUS F JOHNS &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N30 W18 S20 E8S10 E10$ W30 S24 E60 FCP= E12 N18 W12 S18$ N18 FST= E12N6 W12 S6$ N6$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/24/2025 BY SYS