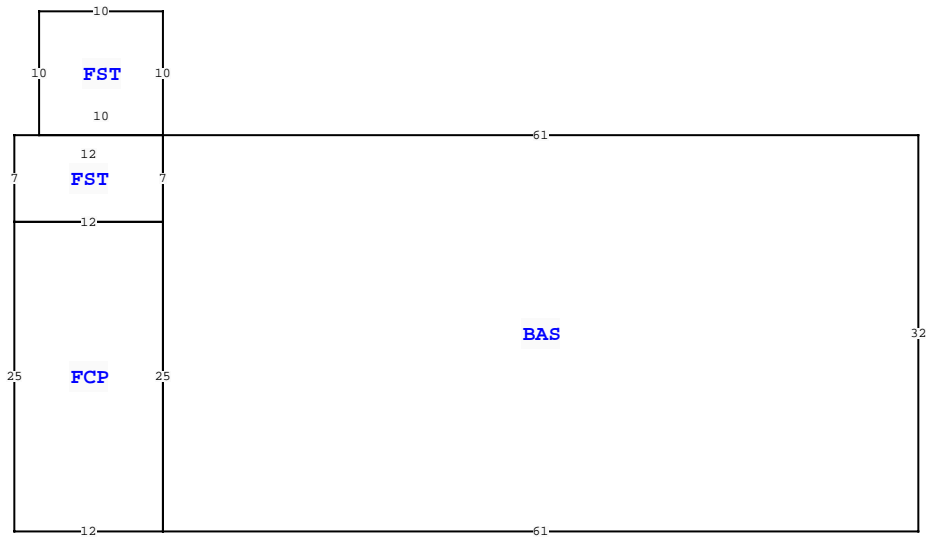




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	02 WALL BD/WD 20
Interior Floo	12 HARDWOOD 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2022		Heated Area: 1952					HX Base Yr			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100		1,952	169,270
FCP	300	25		75	6,504
FST	84	55		46	3,989
FST	100	55		55	4,770
TOTALS	2,436			2,128	184,532

582 SW TULAROSA LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		184,532	
TOTAL MARKET OB/XF VALUE		1,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		204,932	
SOH/AGL Deduction		415	
ASSESSED VALUE		204,517	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,517	
TOTAL JUST VALUE		204,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		193,397	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3210	ADDN SFR	90	03/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1443/543	7/23/2021	WD Q	Q	I	01	145,000
GRANTOR: GUESS LYNNE						
GRANTEE: BARKER CHRISTOPHER						
1355/1623	3/15/2018	WD Q	Q	I	01	115,000
GRANTOR: DAMITA HARTZ & JASON						
GRANTEE: LYNNE GUESS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W61 FST= N10 W10 S10 E10\$ FST= W12 S7 E12N7\$ S7 FCP= W12 S25 E12 N25\$S25 E61 N32\$.	

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							