

LOT 5 BLOCK 6 COUNTRY CLUB ESTAT
WD 1129-156, DC 1129-783, WD 113

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2026

34-3S-17-07155-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100		1,474	133,554
FCP	240	25		60	5,436
FOP	62	30		19	1,722

TOTALS 1,776 1,553 140,713

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	0	14	14	1.00	UT	250.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-	2140.00	70.00	1.00

REVIEW DATE 01/31/2017 BY BC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,553	116.8200	130.84	203,195	1966	1995	0	0	30.75	69.25	
1 SINGLE FAM 0% - 2022 Heated Area: 1474 HX Base Yr												

472 SE GOLF CLUB AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF												
725												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF-	2140.00	70.00	1.00	LT		1.00

Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,713	
TOTAL MARKET OB/XF VALUE		725	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		159,938	
SOH/AGL Deduction		0	
ASSESSED VALUE		159,938	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,938	
TOTAL JUST VALUE		159,938	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,010	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30755	MAINT/ALTR	30	01/30/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2586	1/25/2021	WD	Q	I	01	143,000
GRANTOR: HARTLEY ROBERT L						
GRANTEE: GUESS LYNNE						
1344/1065	9/18/2017	WD	Q	I	01	84,900
GRANTOR: TIMOTHY A HYBART, CHA						
GRANTEE: ROBERT L HARTLEY						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W57 S25 FCP= S12 E20 N12 W20\$ E20 FOP= S3 E14 N8 W4 S5 W10\$ E10 N5 E4 S8 E23 N28\$.									

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