S DIV: LOT 7 BLOCK 4 LAKE VILLAS
445-335, PB 1412-1325, WD 1426-2

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14023-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

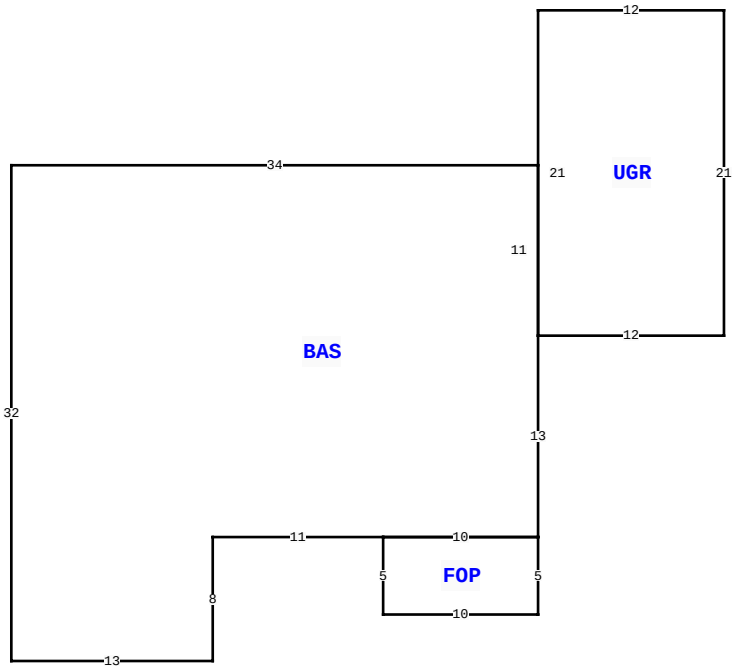
NEIGHBORHOOD/LOC 32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	85,353
FOP	50	30		15	1,392
UGR	252	45		113	10,483
TOTALS	1,222			1,048	97,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,048	127.4400	142.73	149,581	1950	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 920 HX Base Yr



867 SW EL PRADO AVE, LAKE CITY

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

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	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,228
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	115,928
SOH/AGL Deduction	0
ASSESSED VALUE	115,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,928
TOTAL JUST VALUE	115,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2003	12/17/2020	WD	Q	I	01	90,300
GRANTOR: CARVER FRANCES HARRIS						
GRANTEE: GUESS LYNNE						
1412/1325	5/29/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOLLY						
GRANTEE: FRANCES HARRIS CARV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S32 E13 N8 E11 FOP= S5 E10 N5 W10$ E10 N13 UGR= E12 N21 W12 S21$ N11$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	100.00	112.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS