S DIV: LOT 22 BLOCK 7 LAKE
VILLAS ADDITION #5.
WD 780-1017, LIFE EST 780-1018

CROSBY ROBERT B
347 SW TULAROSA LN
LAKE CITY, FL 32025

**2027**

**00-00-00-14062-000**

## BUILDING CHARACTERISTICS

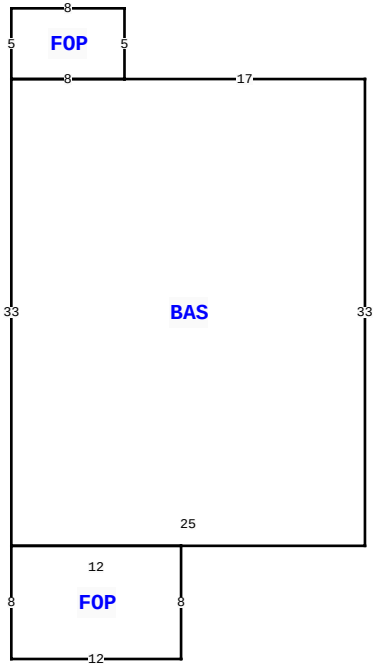
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 32317.140 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 825 | 100 | | 825 | 61,797 |
| FOP | 40 | 30 | | 12 | 899 |
| FOP | 96 | 30 | | 29 | 2,172 |
| TOTALS | 961 | | | 866 | 64,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 866 | 104.7600 | 115.24 | 99,798 | 1950 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 825 HX Base Yr 2008




347 SW TULAROSA LN, 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 12.00 | 12.00 | 50 | 1993 | 1993 | 3 | 50 | 1,200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 20 | 240.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 480 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 64,869 |
| TOTAL MARKET OB/XF VALUE | | 2,230 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 85,599 |
| SOH/AGL Deduction | | 31,548 |
| ASSESSED VALUE | | 54,051 |
| TOTAL EXEMPTION VALUE | HX HB | 29,051 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 85,599 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 86,775 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1117/2703 | 4/27/2007 | WD | Q | I | | 78,000 |
| GRANTOR: JAMES W RIGSBY & MICH | | | | | | |
| GRANTEE: ROBERT W CROSBY & R | | | | | | |
| 1083/0687 | 5/09/2006 | WD | Q | I | | 62,500 |
| GRANTOR: DIXIE LEE PHILLIPS | | | | | | |
| GRANTEE: JAMES W RIGSBY & MI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FOP= N5 W8 S5 E8$ W8 S33 FOP= S8 E12 N8 W12$ E25 N33$.

## LAND DESCRIPTION

TOTAL OB/XF 2,230

| 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 | 80.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS