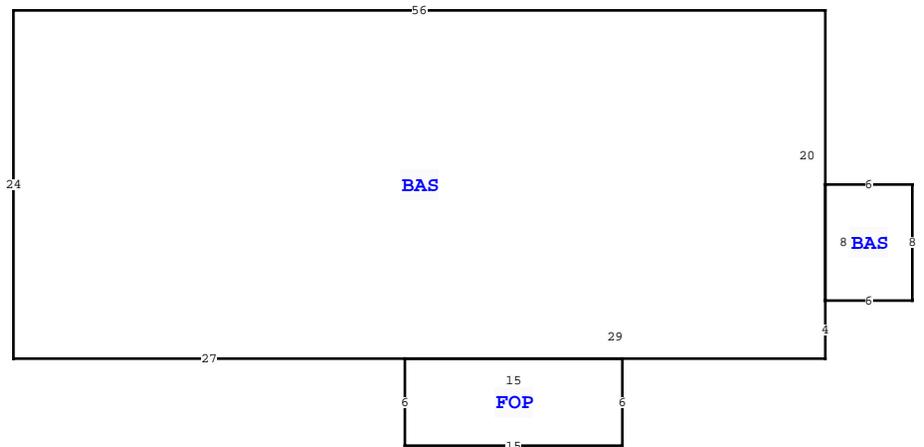


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2022									Heated Area: 1392	HX Base Yr 2022



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100		48	4,197
BAS	1,344	100		1,344	117,517
FOP	90	30		27	2,361
TOTALS	1,482			1,419	124,075

440 SW TULAROSA LN, LAKE CITY

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

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	0296	SHED METAL	0	100	0	0			0.00	100	2012	2012	3	100	400	

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	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 1	Tax Dist:				
BUILDING MARKET VALUE	124,075				
TOTAL MARKET OB/XF VALUE	400				
TOTAL LAND VALUE - MARKET	18,500				
TOTAL MARKET VALUE	142,975				
SOH/AGL Deduction	20,536				
ASSESSED VALUE	122,439				
TOTAL EXEMPTION VALUE	51,411			HX HB	
BASE TAXABLE VALUE	71,028				
TOTAL JUST VALUE	142,975				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	140,798				
SALE:1:1: LOT 2 BLK 11 LAKE VILLAS ADD #5					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/451	4/23/2021	WD Q	Q	I	01	145,000
GRANTOR: G4 RENTAL PROPERTIES						
GRANTEE: TUMMOND TREVOR						
1332/0225	2/20/2017	WD Q	Q	I	01	86,000
GRANTOR: CALVIN & ELIZABETH CA						
GRANTEE: G4 RENTAL PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S24 E27 FOP= S6 E15N6 W15\$ E29 N4 BAS= E6 N8 W6 S8\$ N20\$.