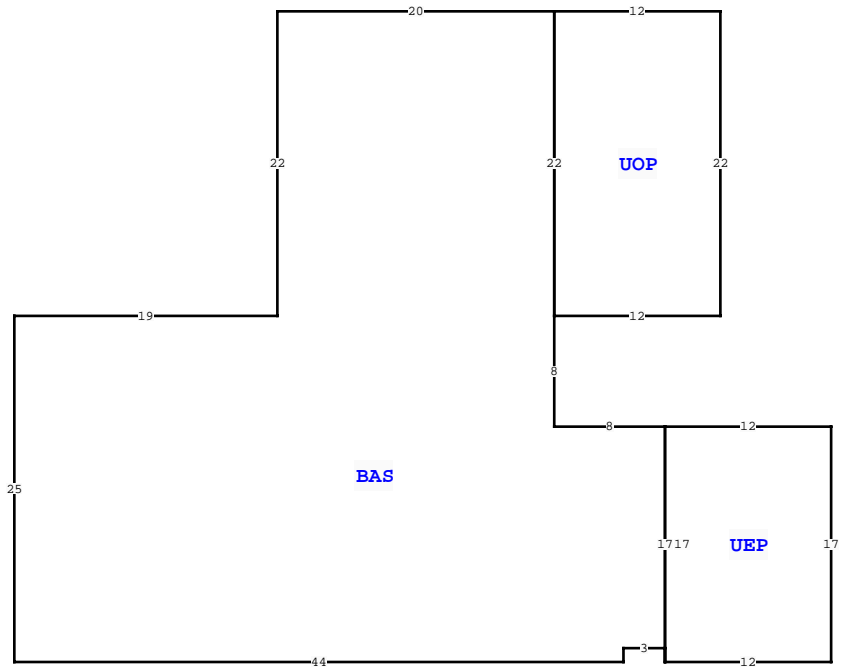


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	09 PINE WOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,723	81.0000	90.72	156,311	1953	1953	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1548 HX Base Yr													



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	1,548	100		1,548	91,283
UEP	204	60		122	7,194
UOP	264	20		53	3,125
TOTALS	2,016			1,723	101,602

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			101,602
TOTAL MARKET OB/XF VALUE			350
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			120,452
SOH/AGL Deduction			0
ASSESSED VALUE			120,452
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			120,452
TOTAL JUST VALUE			120,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,452
SALE:1:1: LOT 3 BLK 12 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
1558/2722	1/23/2026	QC	U	I	11	100
GRANTOR: PARKER POWER LLC						
GRANTEE: PARKER DEVELOPMENT						
1387/2666	7/02/2019	WD	Q	I	01	83,500
GRANTOR: VERONICA M BAIRD						
GRANTEE: PARKER POWER LLC						

EXTRA FEATURES																
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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

378 SW TULAROSA LN, LAKE CITY		BLD DATE		LGL DATE	04/21/2023	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 S22 W19 S25 E44 N1 E3 S1 UEP= E12 N17 W12 S17\$ N17 W8 N8 UOP= E12 N22 W12 S22\$ N22\$.													

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-2	90.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							