LOT 3 BLOCK 3 OAK HILL ESTATES R

436-355, WD 995-33, CT 1316-2358

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2027

03-4S-17-07519-000

BUILDING CHARACTERISTICS

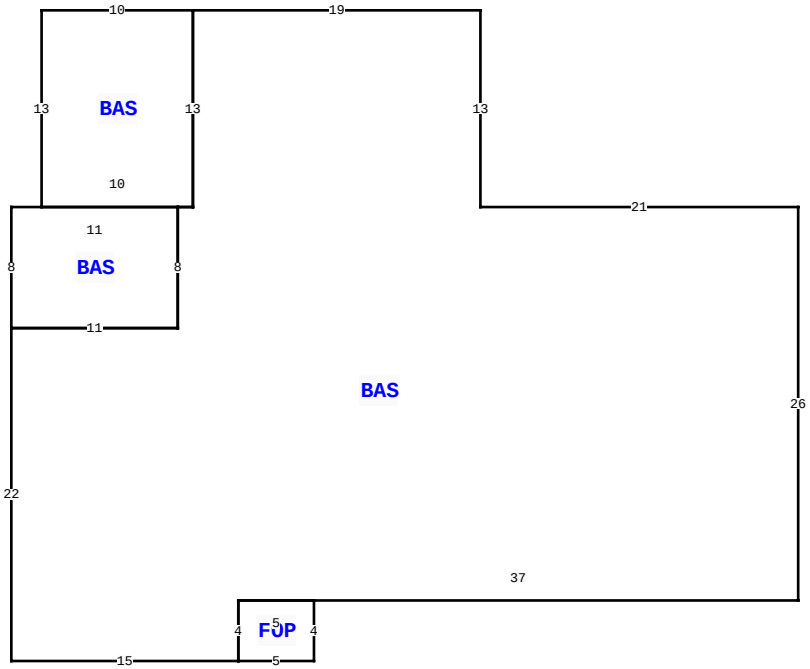
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		3417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	7,097
BAS	130	100		130	10,485
BAS	1,571	100		1,571	126,705
FOP	20	30		6	484
TOTALS	1,809			1,795	144,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	112.8000	124.08	222,724	1963	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1789 HX Base Yr



219 SE OAK HILL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	144,771
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	164,421
SOH/AGL Deduction	0
ASSESSED VALUE	164,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,421
TOTAL JUST VALUE	164,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054221	Roof Replacement	6,450	10/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/659	1/29/2021	WD	Q	I	01	149,000
GRANTOR: STINSON AMANDA A &						
GRANTEE: GUESS LYNNE						
1324/0477	10/18/2016	WD	U	I	12	75,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: AMANDA A STINSON &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 N13 W19 S13 W1 S8 W11 S22 E15 N4 E37 N26 $
BAS=[ORIG=-40,-13] W10 S13 E10 N13 $
BAS=[ORIG=-41,0] W11 S8 E11 N8 $
FOP=[ORIG=-37,30] E5 N4 W5 S4 $
.

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	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/16/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS