LOT 11 BLOCK 5 OAK HILL ESTATES
841-845, WD 1062-16, WD 1131-276

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2026

03-4S-17-07535-000

BUILDING CHARACTERISTICS

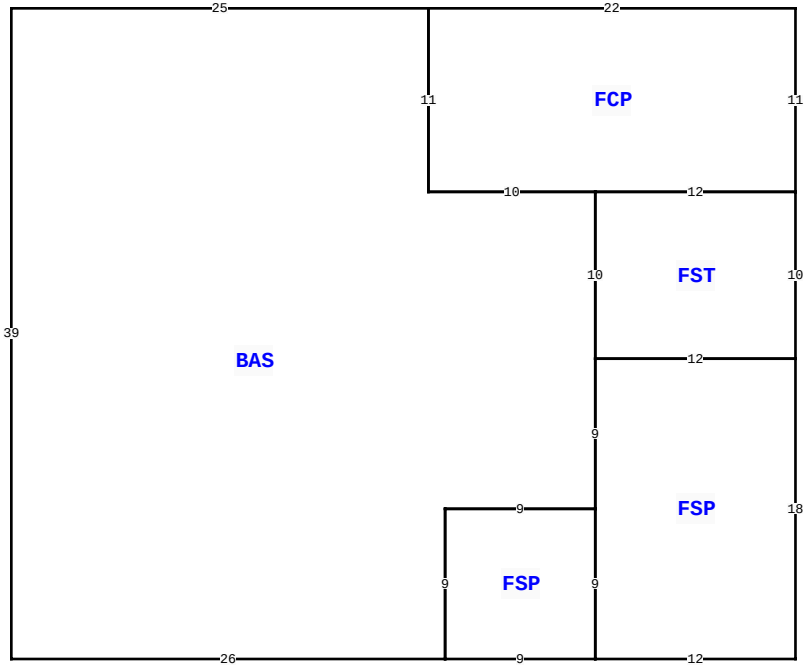
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,174	100		1,174	111,992
FCP	242	25		60	5,724
FSP	81	40		32	3,052
FSP	216	40		86	8,204
FST	120	55		66	6,296
TOTALS	1,833			1,418	135,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	131.0400	146.76	208,106	1964	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1174 HX Base Yr



207 SE OSCEOLA PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	0	3	100	1,000	
2	0080	DECKING	0	0	0	0	1.00	UT	1,000.00	1,000.00	25	1993	1993	3	25	250	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	135,269
TOTAL MARKET OB/XF VALUE	2,050
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	155,819
SOH/AGL Deduction	0
ASSESSED VALUE	155,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,819
TOTAL JUST VALUE	155,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,819

SALE:1:1: LOT 11 BLK 5 OAK HILL ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41130	ELECTRICAL		01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1333	12/04/2020	WD	Q	I	01	135,000
GRANTOR: ROBBINS-DEFRISE GLORI						
GRANTEE: GUESS LYNNE						
1169/1402	3/10/2009	QC	U	I	11	100
GRANTOR: GLORIA ROBBINS-DEFRIS						
GRANTEE: GLORIA ROBBINS-DEFR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S39 E26 FSP= E9 N9 W9 S9$ N9 E9FSP= S9 E12 N18 W12 S9$ N9 FST= E12N10 W12 S10$ N10 FCP= E12 N11 W22S11 E10$W10N11$.

LAND DESCRIPTION

TOTAL OB/XF 2,050

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	117.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/24/2021 BY BC Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/09/2026 BY SYS