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

**2027**

**03-4S-17-07535-000**

## BUILDING CHARACTERISTICS

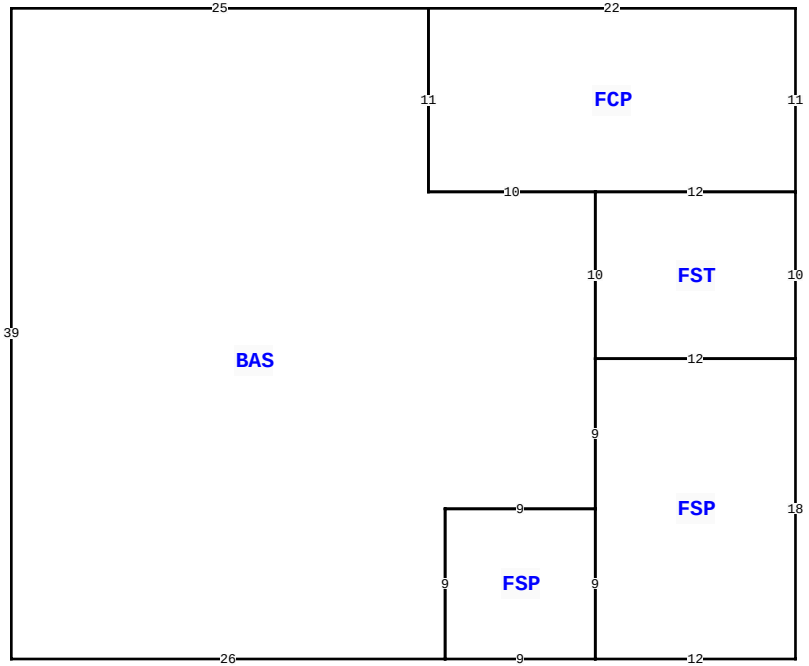
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR 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 | 109,993 |
| FCP | 242 | 25 | | 60 | 5,621 |
| FSP | 81 | 40 | | 32 | 2,998 |
| FSP | 216 | 40 | | 86 | 8,057 |
| FST | 120 | 55 | | 66 | 6,183 |
| TOTALS | 1,833 | | | 1,418 | 132,854 |

## 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 | 144.14 | 204,391 | 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 | |
| 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 | 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 | 132,854 |
| TOTAL MARKET OB/XF VALUE | 2,050 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 153,404 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 153,404 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,404 |
| TOTAL JUST VALUE | 153,404 |
| 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 11/17/2026 BY SYS