

LOT 6 BLOCK 3 LAKE FOREST S/D  
 UNIT 1. ORB 631-361,  
 829-863, 886-169, LE 1382-942,

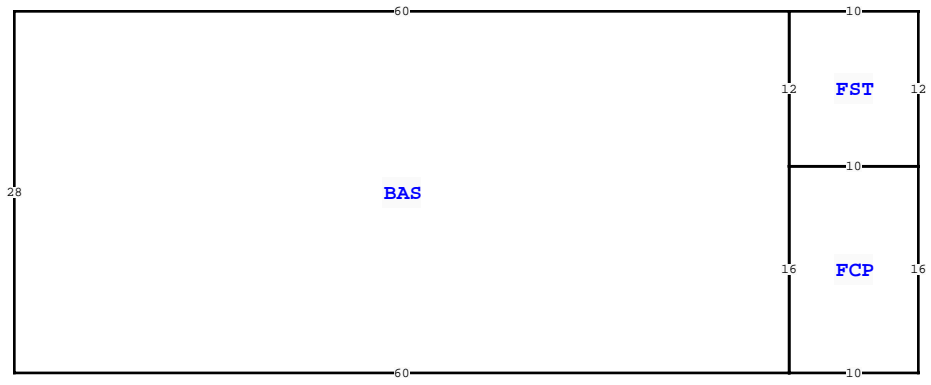
BRINCEFIELD THOMAS E JR  
 P O BOX 1951  
 LAKE CITY, FL 32056-1951

**2026**

06-4S-17-07853-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0										
			Heated Area: 1680			HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	124,652
FCP	160	25		40	2,968
FST	120	55		66	4,897
<b>TOTALS</b>	<b>1,960</b>			<b>1,786</b>	<b>132,517</b>

MAP NUM		MKT AREA		NEIGHBORHOOD/LOC	
		06		6417.0100 1.00/	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			132,517
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			152,917
SOH/AGL Deduction			0
ASSESSED VALUE			152,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,917
TOTAL JUST VALUE			152,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALE:1:1: LOT 6 BLK 3 LAKE FOREST S/D UNIT 1			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0942	4/11/2019	LE U		I	14	100
GRANTOR: THOMAS E BRINCEFIELD						
GRANTEE: CHERYL LYNN TRAINOR						
0886/0169	8/09/1999	WD Q		I		68,542
GRANTOR: JOHNS						
GRANTEE: BRINCEFIELD						

EXTRA FEATURES		545 SW TULAROSA LN, LAKE CITY															
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S28 E60 FCP= E10 N16 W10 S16\$ N16 FST= E10 N12W10 S12\$ N12\$.	

LAND DESCRIPTION													TOTAL OB/XF 1,900												
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	210.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								