

LOT 1 BLOCK 4 LAKE FOREST S/D
 UNIT 1. DC 1129-867, PROB 1131
 -283,290, ORDER 1299-2043,

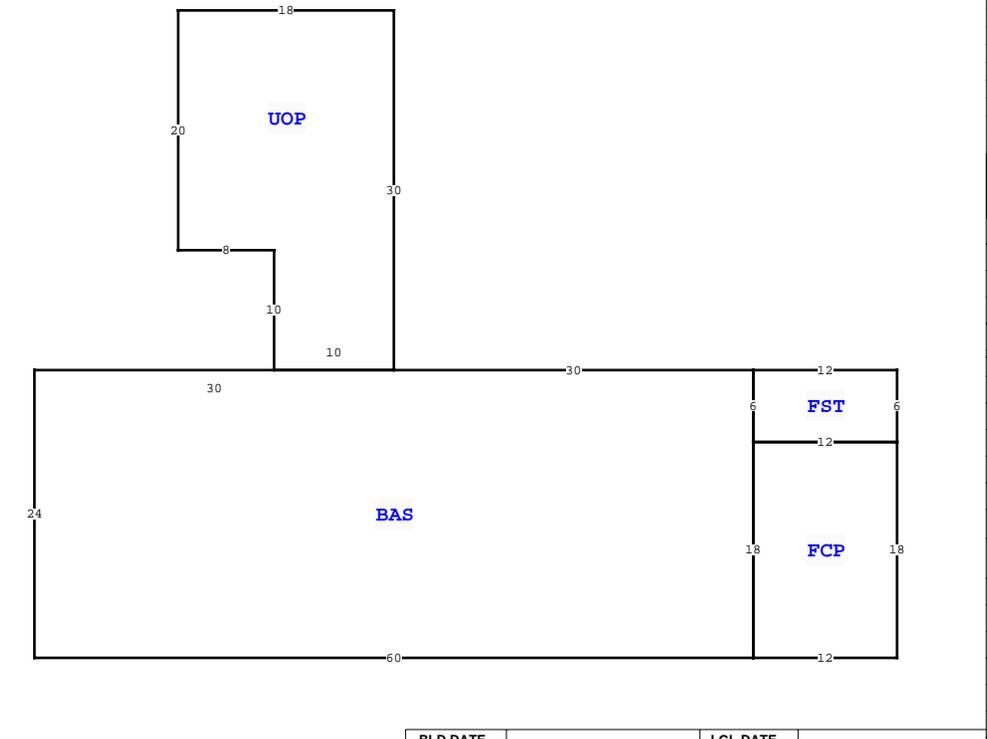
GUESS LYNNE
 486 SW TULAROSA LN
 LAKE CITY, FL 32025

2026

06-4S-17-07856-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	02 WALL BD/WD 20
Interior Floor	12 HARDWOOD 80
Interior Floor	08 SHT VINYL 20
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
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2017		120.97	196,697	1961	1985		0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		127,853
TOTAL LAND VALUE - MARKET		9,100
TOTAL MARKET VALUE		18,500
SOH/AGL Deduction		155,453
ASSESSED VALUE		61,442
TOTAL EXEMPTION VALUE	HX HB	94,011
BASE TAXABLE VALUE		51,411
TOTAL JUST VALUE		42,600
NCON VALUE		155,453
INCOME VALUE		5,700
PREVIOUS YEAR MKT VALUE		149,753

MAP CODE	MAP NUM	MKT AREA			
0100	SINGLE FAMILY	06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	113,228
FST	216	25		54	4,246
FST	72	55		40	3,145
UOP	460	20		92	7,234
TOTALS	2,188			1,626	127,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048017	Electrical Servic	0	09/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0950	2/22/2016	WD	Q	I	01	84,000
GRANTOR: CLAUDIUS F & CHRISTOP						
GRANTEE: LYNNE GUESS						
1299/2043	8/17/2015	PB	U	I	18	100
GRANTOR: CLERK OF COURT (C F						
GRANTEE: CLAUDIUS F JOHNS &						

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	100	0	0	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	1,500	
5	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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	100		*RSF	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE																							
09/03/2025 BY TW Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/25/2026 BY SYS																							