BEG 726 FT E OF NW COR OF SW1/4
E 222 FT, S 196 FT, W 222 FT, N
(LOT 4 TINAS S/D).

TALLMAN JOHN ROGER/TALLMAN JACQULYN S
255 SW TINA GLN
LAKE CITY, FL 32024

2027

06-5S-17-09132-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01

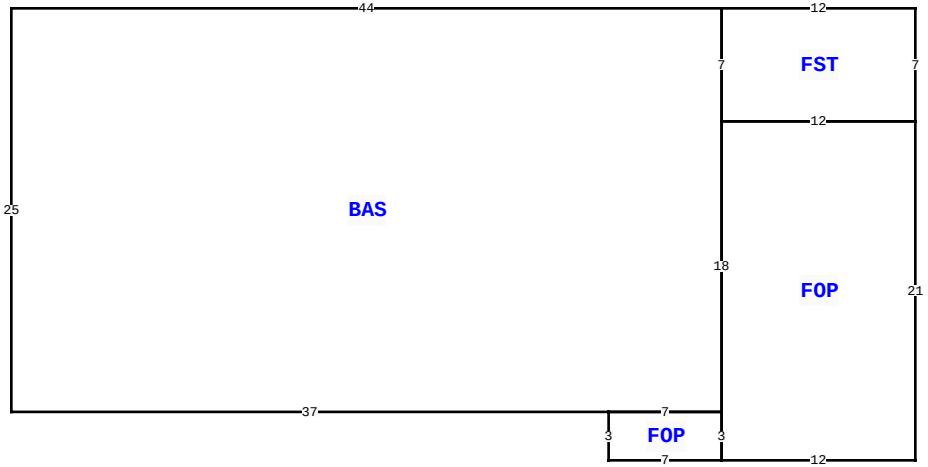
NEIGHBORHOOD/LOC 6517.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	87,445
FOP	21	30		6	477
FOP	252	30		76	6,042
FST	84	55		46	3,657
TOTALS	1,457			1,228	97,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,228	111.1800	122.30	150,184	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1100 HX Base Yr



255 SW TINA GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/16/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,620
TOTAL MARKET OB/XF VALUE	4,995
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	125,615
SOH/AGL Deduction	53,609
ASSESSED VALUE	72,006
TOTAL EXEMPTION VALUE	HX HB 47,006
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	125,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E37 FOP= S3 E7N3 W7$ E7 FOP= S3 E12 N21 W12 S18$ N18 FST= E12 N7 W12S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 4,995

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS