LOT 5 BLOCK 6 COUNTRY CLUB ESTAT
WD 1129-156, DC 1129-783, WD 113

GUESS LYNNE
486 SW TULAROSA LN
LAKE CITY, FL 32025

2027

34-3S-17-07155-000

BUILDING CHARACTERISTICS

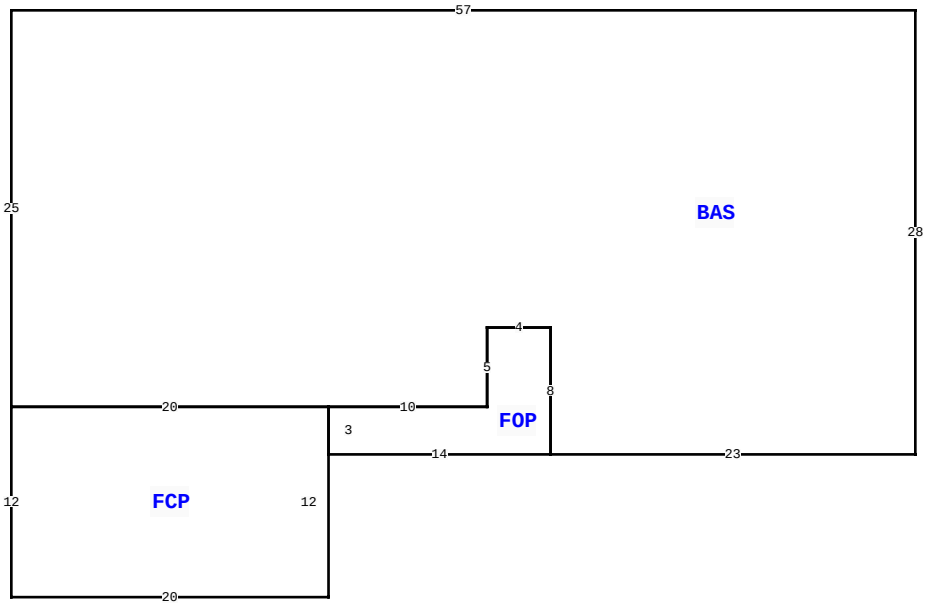
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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		34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,474	100		1,474	131,166
FCP	240	25		60	5,339
FOP	62	30		19	1,691
TOTALS	1,776			1,553	138,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	116.8200	128.50	199,560	1966	1995	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 2022 Heated Area: 1474 HX Base Yr



472 SE GOLF CLUB AVE, 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	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	14	14	1.00	UT	250.00	250.00	50	1993	1993	3	50	125	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,195
TOTAL MARKET OB/XF VALUE	725
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	157,420
SOH/AGL Deduction	0
ASSESSED VALUE	157,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,420
TOTAL JUST VALUE	157,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30755	MAINT/ALTR	30	01/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2586	1/25/2021	WD	Q	I	01	143,000
GRANTOR: HARTLEY ROBERT L						
GRANTEE: GUESS LYNNE						
1344/1065	9/18/2017	WD	Q	I	01	84,900
GRANTOR: TIMOTHY A HYBART, CHA						
GRANTEE: ROBERT L HARTLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S25 FCP= S12 E20 N12 W20$ E20 FOP= S3 E14 N8 W4 S5 W10$ E10 N5 E4 S8 E23 N28$.

LAND DESCRIPTION

TOTAL OB/XF 725

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	140.00	70.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/31/2017 BY BC Total Acres: 0.22 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS