

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 8/31/2023

Parcel: << 06-4S-17-07856-000 (28861) >>

Owner & Property Info

Result: 1 of 1

Owner	GUESS LYNNE 486 SW TULAROSA LN LAKE CITY, FL 32025		
Site	486 SW TULAROSA LN, LAKE CITY		
Description*	LOT 1 BLOCK 4 LAKE FOREST S/D UNIT 1. DC 1129-867, PROB 1131 -283,290, ORDER 1299-2043, AMEND ORDER 1300-693, (DC 1310 -948), WD 1310-950,		
Area	0.286 AC	S/T/R	06-4S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$15,000	Mkt Land	\$18,500
Ag Land	\$0	Ag Land	\$0
Building	\$94,751	Building	\$109,590
XFOB	\$3,400	XFOB	\$3,400
Just	\$113,151	Just	\$131,490
Class	\$0	Class	\$0
Appraised	\$113,151	Appraised	\$131,490
SOH Cap [?]	\$34,382	SOH Cap [?]	\$50,358
Assessed	\$78,769	Assessed	\$81,132
Exempt	HX HB \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$28,769 city:\$28,769 other:\$0 school:\$53,769	Total Taxable	county:\$31,132 city:\$31,132 other:\$0 school:\$56,132

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/22/2016	\$84,000	1310/0950	WD	I	Q	01
8/17/2015	\$100	1299/2043	PB	I	U	18

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	1961	1440	2188	\$109,590

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0190	FPLC PF	0	\$1,200.00	1.00	0 x 0
0169	FENCE/WOOD	1993	\$300.00	1.00	0 x 0
0294	SHED WOOD/VINYL	2016	\$1,500.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (0.286 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$18,500