S DIV LOT 5 BLK 8 LAKE VILLAS
S/D ADDITION #5. 436-208, DC
1336-2590, WD 1336-2591,

WATERS RONALD C JR
437 SW TULAROSA LANE
LAKE CITY, FL 32055

2026

00-00-00-14067-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

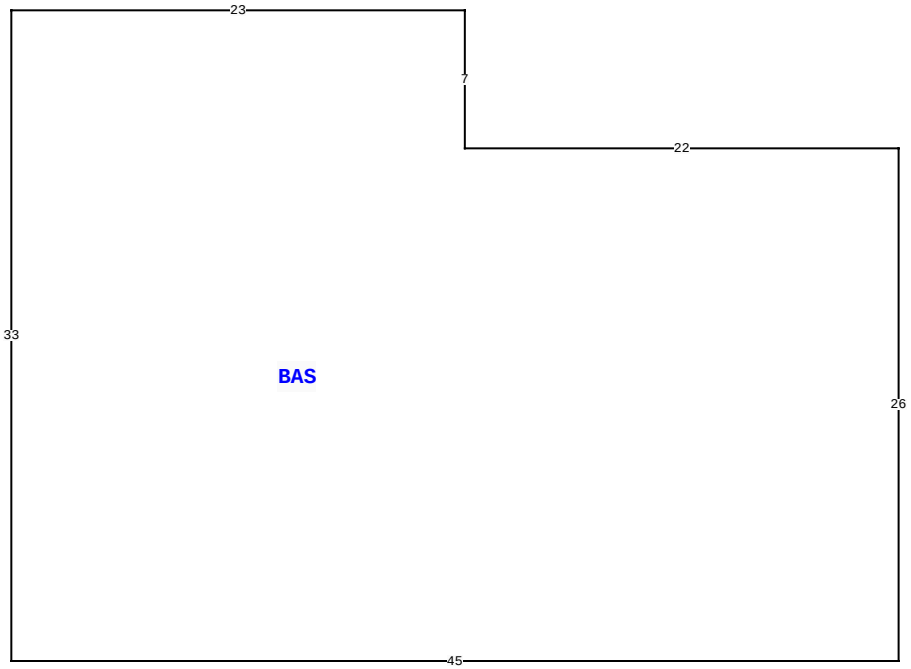
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,331	100		1,331	111,855
TOTALS	1,331			1,331	111,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	115.4400	129.29	172,085	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1331 HX Base Yr 2025



437 SW TULAROSA LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		111,855
TOTAL MARKET OB/XF VALUE		225
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		130,580
SOH/AGL Deduction		0
ASSESSED VALUE		130,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,858
TOTAL JUST VALUE		130,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/2591	5/12/2017	WD	U	I	11	100

GRANTOR: RONALD C WATERS SR
GRANTEE: RONALD C WATERS JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22N7 W23 S33 E45 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	25	1993	1993	3	25	125	

LAND DESCRIPTION

TOTAL OB/XF 225

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		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS