S DIV: LOT 1 BLOCK 11 LAKE
VILLAS ADDITION #5.
ORB 776-965, DC 888-352,

SINK CINDY K HERB
422 SW TULAROSA LN
LAKE CITY, FL 32025

2026

00-00-00-14073-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

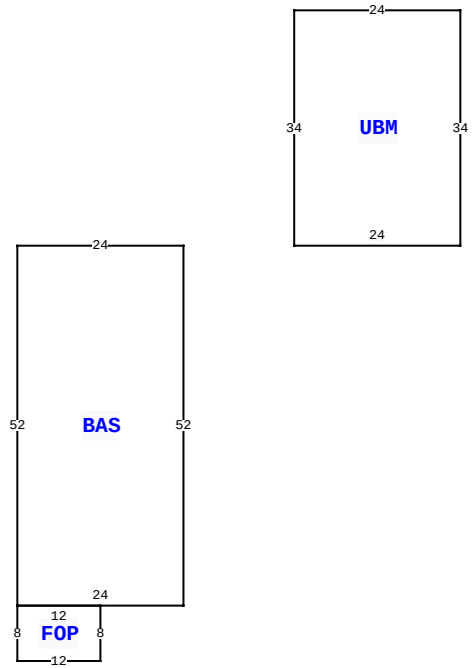
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	94,489
FOP	96	30		29	2,196
UBM	816	20		163	12,341
TOTALS	2,160			1,440	109,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	104.0000	116.48	167,731	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1248 HX Base Yr 2009



422 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		109,025
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		128,025
SOH/AGL Deduction		57,008
ASSESSED VALUE		71,017
TOTAL EXEMPTION VALUE	HX HB	46,017
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0674		1,046	08/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/1455	11/05/1999	WD	Q	I		33,000

GRANTOR: MCCULLOUGH
GRANTEE: C HERB

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S52 FOP= S8 E12 N8 W12$ E24 N52$ PTR=E40 UBM= N34 W24 S34 E24$ W40$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 500

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	68.00	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: 0.20 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS