LOT 7 BLOCK 3 LAKE FOREST S/D UN
LE 1452-2222,

HARDEE RALPH S JR/HARDEE BURMA S
525 SW TULAROSA LANE
LAKE CITY, FL 32025

2026

06-4S-17-07854-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

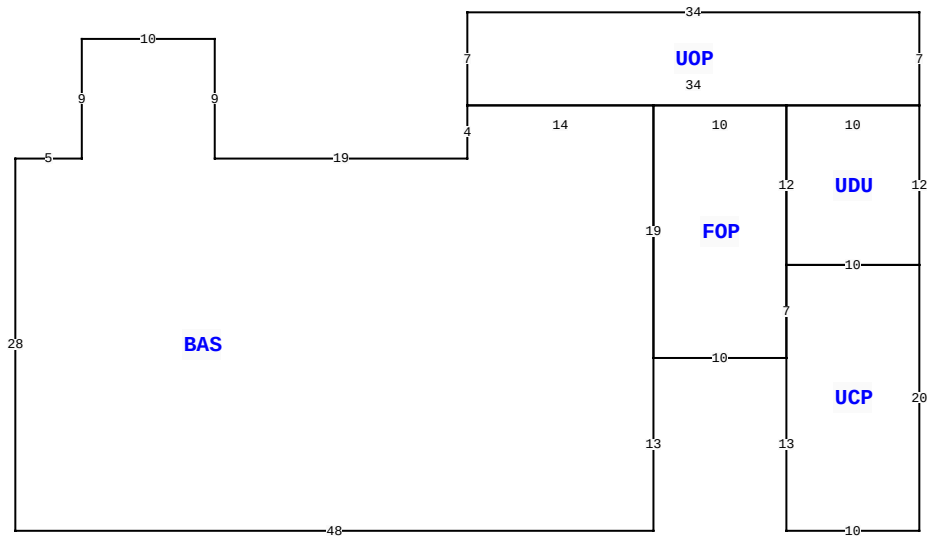
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100		1,490	116,191
FOP	190	30		57	4,445
UCP	200	20		40	3,119
UDU	120	55		66	5,147
UOP	238	20		48	3,743
TOTALS	2,238			1,701	132,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	107.1140	119.97	204,069	1960	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1490 HX Base Yr



525 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		132,645
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		153,845
SOH/AGL Deduction		87,412
ASSESSED VALUE		66,433
TOTAL EXEMPTION VALUE	HX HB	41,433
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2222	11/17/2021	LE	U	I	14	100
GRANTOR: HARDEE RALPH S JR						
GRANTEE: HARDEE RALPH SCOTT						
0574/0184	9/01/1985	WD	Q	I		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S4 W19 N9 W10 S9 W5 S28 E48 N13 FOP= E10 UCP= S13 E10 N20 W10 S7$ N7 UDU= E10 N12UOP= N7 W34 S7 E34$ W10 S12$ N12 W10S19$ N19$.

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	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	110.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS