LOT 2 BLOCK 4 LAKE FOREST S/D
UNIT 1. ORB 495-803, 827-86,
PROB 926-2338, WD 938-2304,

SLOAN ALBERT H II
18517 NW 197TH ST
HIGH SPRINGS, FL 32643-6901

2026

06-4S-17-07857-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

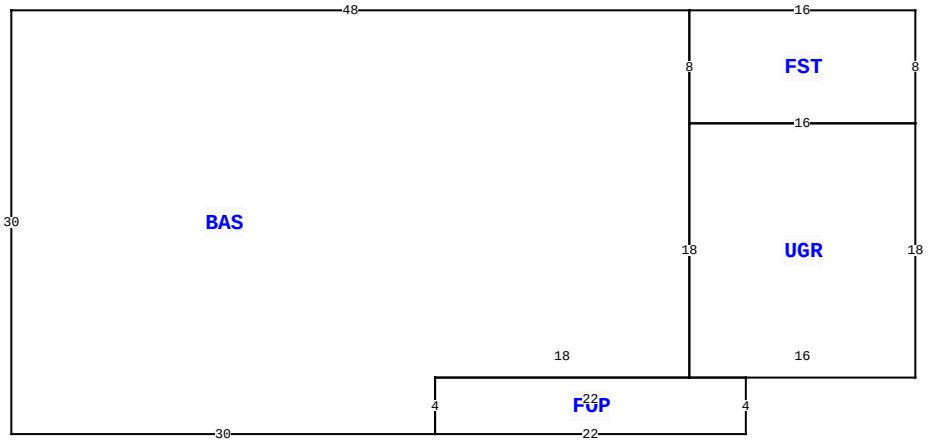
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,368	100		1,368	111,452
FOP	88	30		26	2,118
FST	128	55		70	5,703
UGR	288	45		130	10,591
TOTALS	1,872			1,594	129,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	111.9096	125.34	199,792	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



506 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	129,865
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	151,265
SOH/AGL Deduction	32,507
ASSESSED VALUE	118,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,758
TOTAL JUST VALUE	151,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1249/0733	2/08/2013	WD	Q	I	01	54,000
GRANTOR: PATRICIA PATTILLO						
GRANTEE: ALBERT H SLOAN II						
0938/2304	10/30/2001	PR	Q	I	01	100
GRANTOR: MARY ANNE PATTILLO PR						
GRANTEE: MARY ANNE PATTILLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S30 E30 FOP= E22 N4W22 S4$ N4 E18 UGR= E16 N18 W16 S18$ N18 FST= E16 N8 W16 S8$ N8$.

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	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	200.00	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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS