LOT 3 BLOCK 4 LAKE FOREST UNIT 1

733-836, 745-1293, WD 998-2714,

HERINGER CHRISTINA M/HERINGER DAVID J
522 SW TULAROSA LN
LAKE CITY, FL 32025

2026

06-4S-17-07858-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

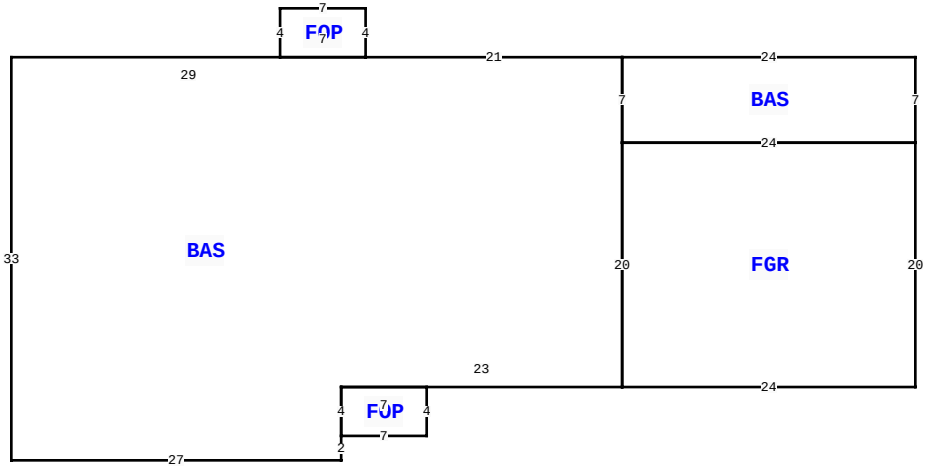
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	168	100		168	13,562
BAS	1,512	100		1,512	122,054
FGR	480	55		264	21,311
FOP	28	30		8	646
FOP	28	30		8	646
TOTALS	2,216			1,960	158,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	110.8800	124.19	243,412	1961	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1680 HX Base Yr 2007



522 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		158,218
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		181,418
SOH/AGL Deduction		65,658
ASSESSED VALUE		115,760
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,349
TOTAL JUST VALUE		181,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/2793	2/01/2021	QC	U	I	11	100
GRANTOR: HALES CHRISTINA M						
GRANTEE: HERINGER CHRISTIAN						
1079/1902	3/31/2006	WD	Q	I		145,000
GRANTOR: RONSONET TRUSTEES						
GRANTEE: CHRISTINA HALES & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N4 W7 S4 E7$ W29 S33 E27 N2 FOP= E7 N4 W7 S4$ N4 E23 FGR= E24 N20 W24 S20$ N20 BAS= E24 N7 W24 S7$ N7$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	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 03/25/2026 BY SYS