LOT 4 BLOCK 4 LAKE FOREST S/D UN
LE 1211-496, DC 1220-2674, WD 12

RABER LANCE S/RABER ALLISON M
552 SW TULAROSA LN
LAKE CITY, FL 32025

2027

06-4S-17-07859-000

BUILDING CHARACTERISTICS

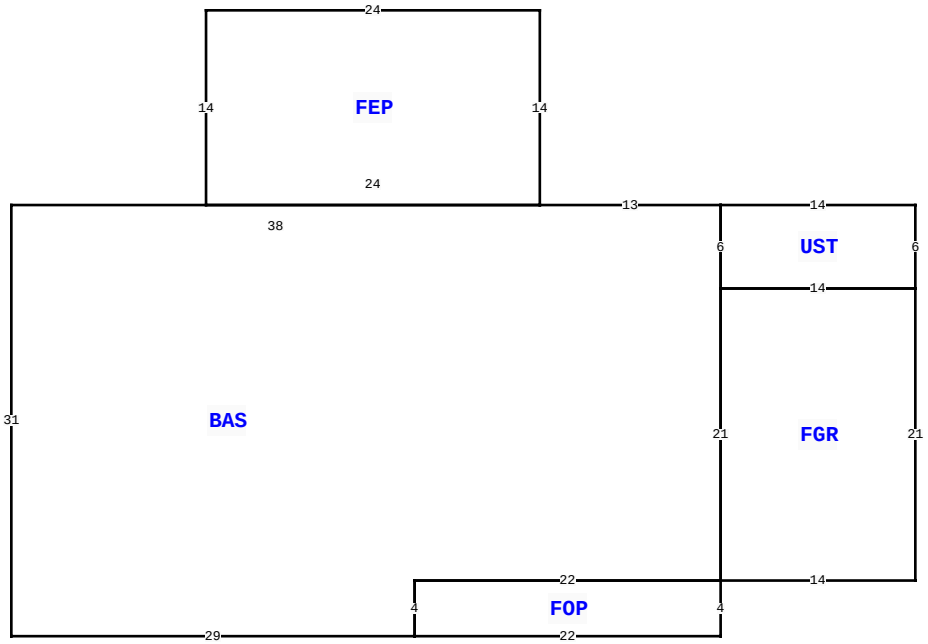
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,493	100		1,493	125,081
FEP	336	80		269	22,536
FGR	294	55		162	13,572
FOP	88	30		26	2,178
UST	84	45		38	3,184
TOTALS	2,295			1,988	166,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	117.1760	128.89	256,233	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1493 HX Base Yr 2026



552 SW TULAROSA LN, LAKE CITY

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

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	140	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,551
TOTAL MARKET OB/XF VALUE		440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		185,491
SOH/AGL Deduction		0
ASSESSED VALUE		185,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,080
TOTAL JUST VALUE		185,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046190	Solar Power Syste	53,437	12/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1948	1/29/2025	WD	Q	I	01	207,400
GRANTOR: ROBINSON REGINA MARIE						
GRANTEE: RABER LANCE S						
1469/394	6/10/2022	QC	U	I	11	0
GRANTOR: ROBINSON OSCAR JR						
GRANTEE: ROBINSON OSCAR JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N14 W24 S14 E24$ W38 S31 E29 FOP= E22 N4W22 S4$ N4 E22 FGR= E14 N21 W14 S21$ N21 UST= E14 N6 W14 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 440

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	100.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/08/2025 BY TP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS