

LOT 7 BLOCK A AZALEA PARK S/D UN
COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, RUN S 191.07 FT, E 125

WESTBROOK TARL/CHRISTIE ANNA CATHERINE
6613 SITIO CEDRELA
CARLSBAD, CA 92011

2026

19-4S-17-08540-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	31	VINYL SID 10
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	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	19417.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,413
BAS	996	100		996	84,906
FOP	72	30		22	1,875
UST	72	45		32	2,728
TOTALS	1,356			1,266	107,923

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,266	117.1000	131.15	166,036	1974	1974	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1212 HX Base Yr												
152 SW GARDENIA WAY, LAKE CITY												

L N	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	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	

LAND DESCRIPTION			TOTAL OB/XF 500														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,923	
TOTAL MARKET OB/XF VALUE		500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		126,923	
SOH/AGL Deduction		0	
ASSESSED VALUE		126,923	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		126,923	
TOTAL JUST VALUE		126,923	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1374/1332	12/11/2018	QC	U	I	11	100	
GRANTOR: TARL WESTBROOK							
GRANTEE: TARL WESTBROOK							
1121/2280	1/10/2007	QC	Q	I	01	100	
GRANTOR: ANNA CHRISTIE							
GRANTEE: TARL WESTBROOK & AN							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W38 S24 E12 S6 E14 FOP= E12 N6 W12 S6\$ N6 E12 BAS= E12 N18 W12 S18\$ N18 UST= E12 N6 W12 S6\$ N6\$.																	