

LOT 9 BLOCK A AZALEA PARK S/D UN
COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, RUN E 103.38 FT, S 125

SIMPSON RAY/SIMPSON SARAH
117 SW TULIP PL
LAKE CITY, FL 32025

2025

19-4S-17-08540-009



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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	264	100		264	21,961
BAS	1,092	100		1,092	90,837
FST	84	55		46	3,826
UOP	48	20		10	832
TOTALS	1,488			1,412	117,455

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
5	0265	PRCH, UEP	0 100	12	20	240.00	UT	25.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,412	114.0000	127.68	180,284	1980	1990	0	0	0	34.85	65.15	
1 SINGLE FAM - 100% - 2010 Heated Area: 1356 HX Base Yr 2010													
117 SW TULIP PL, LAKE CITY													

TOTAL OB/XF													
5,060													

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5,060													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		117,455	
TOTAL MARKET OB/XF VALUE		5,060	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		141,015	
SOH/AGL Deduction		47,021	
ASSESSED VALUE		93,994	
TOTAL EXEMPTION VALUE		93,994	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		141,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,398	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1170/1935	3/31/2009	WD	Q	I	01	106,900	
GRANTOR: JILL S BARRS BROOKS							
GRANTEE: RAY & SARAH SIMPSON							
0724/0533	7/02/1990	QC	Q	I		40,000	
GRANTOR: FARMERS HOME							
GRANTEE: JOHN D BROOKS JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W42 S26 E26 UOP= S3 E16N3 W16\$ E16 BAS= S3 E12 N22 W12 S19\$ N19 FST= E12 N7 W12 S7\$ N7\$.									