LOT 16 BLOCK A AZALEA PARK UNREC
COMM NW COR OF SW1/4 OF NE1/4, R
POB, RUN S 198.32 FT, W 125 FT,

FERENCE HALEY
103 SW ORCHID TER
LAKE CITY, FL 32025

2026

19-4S-17-08540-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

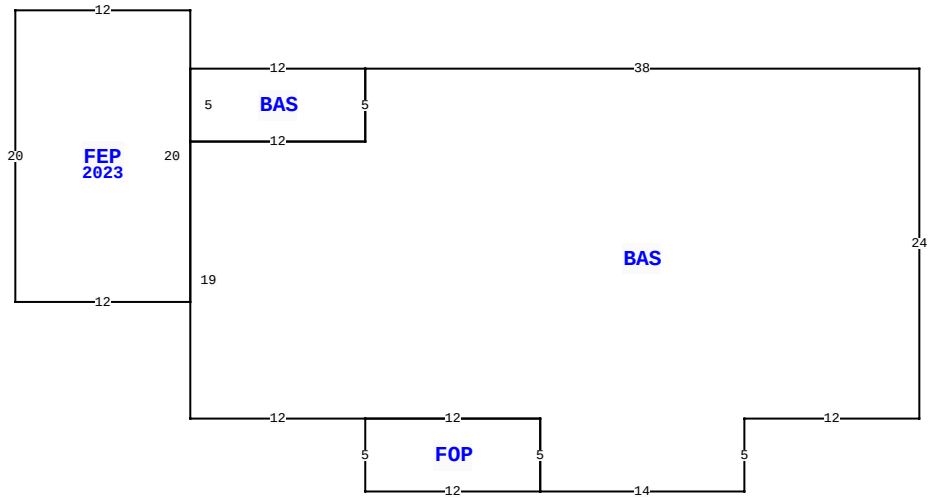
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	19417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	5,511
BAS	1,210	100		1,210	111,140
FEP	240	80	2023	192	17,636
FOP	60	30		18	1,654
TOTALS	1,570			1,480	135,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	126.1740	141.31	209,139	1974	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1270 HX Base Yr 2023



103 SW ORCHID TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		135,940
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		160,040
SOH/AGL Deduction		6,522
ASSESSED VALUE		153,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,796
TOTAL JUST VALUE		160,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1392	9/16/2022	WD	Q	I	01	175,000
GRANTOR: PELLOT JOSE JAVIER CR						
GRANTEE: FERENCE HALEY						
1299/2665	8/18/2015	WD	Q	I	01	85,000
GRANTOR: DANIEL & ANNA VINCENT						
GRANTEE: JOSE JAVIER CRUZ PE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S5 W12 S19 E12 E12 S5 E14 N5 E12 N24 $
FEP=[YR=2023;ORIG=-50,-4] W12 S20 E12 N20 $
BAS=[ORIG=-38,0] W12 S5 E12 N5 $
FOP=[ORIG=-38,24] S5 E12 N5 W12 $
.

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	1993	1993	3	100	600	
2	0200	GARAGE F	0	100	20	30	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/10/2023 BY CP Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/09/2025 BY SYS