LOT 20 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
FOR POB, CONT N 100 FT, W 125 FT

SALA JUAN/SALA ZURAMI
15506 140TH ST
LIVE OAK, FL 32060

2026

19-4S-17-08540-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

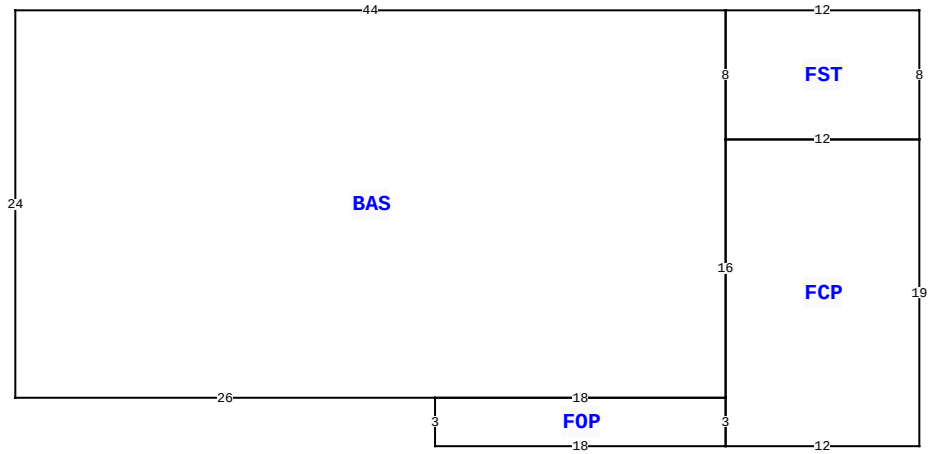
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,056	100		1,056	128,251
FCP	228	25		57	6,923
FOP	54	30		16	1,943
FST	96	55		53	6,437
TOTALS	1,434			1,182	143,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,182	123.9300	138.80	164,062	1978	2015	0	0	0	12.50	87.50

1 SINGLE FAM 0% - 2025 Heated Area: 1056 HX Base Yr



173 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	143,554
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	162,354
SOH/AGL Deduction	0
ASSESSED VALUE	162,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,354
TOTAL JUST VALUE	162,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1126	2/01/2024	WD	U	I	11	100
GRANTOR: JZHS PROPERTIES LLC						
GRANTEE: SALA JUAN						
1448/1987	9/29/2021	WD	Q	I	01	155,000
GRANTOR: WATSON ALEXANDER D						
GRANTEE: JZHS PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E26 FOP= S3 E18N3 W18$ E18 FCP= S3 E12 N19 W12 S16$ N16 FST= E12 N8 W12 S8$ N8$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/08/2025 BY SYS