

LOT 1 BLOCK B AZALEA PARK S/D UN  
 COMM NW COR OF SW1/4F NE1/4, R O  
 498.32 FT, W 125 FT, NW 89.75 FT

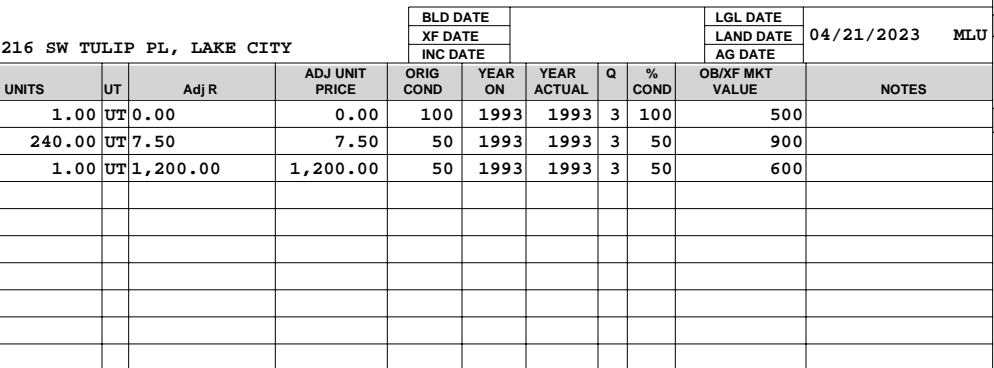
DORRIS PHILLIP  
 216 SW TULIP PL  
 LAKE CITY, FL 32025

**2025**

19-4S-17-08540-051  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,363	116.5000	130.48	177,844	1978	1978	0	0	0	35.00	65.00		
1 SINGLE FAM - 100% - 2017 Heated Area: 1302 HX Base Yr 2017														



DOR CODE		MKT AREA			
0100	SINGLE FAMILY		06		
NEIGHBORHOOD/LOC		19417.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	21,373
BAS	1,050	100		1,050	89,053
FOP	51	30		15	1,272
FST	84	55		46	3,901
TOTALS	1,437			1,363	115,599

EXTRA FEATURES																
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	100	0	0	0	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	12	20	0	7.50	7.50	50	1993	1993	3	50	900	
3	0120	CLFENCE 4	0	100	0	0	0	1,200.00	1,200.00	50	1993	1993	3	50	600	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC 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		115,599	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		136,099	
SOH/AGL Deduction		60,742	
ASSESSED VALUE		75,357	
TOTAL EXEMPTION VALUE		50,357	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		136,099	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1324/1868	10/27/2016	WD	Q	I	01	60,000
GRANTOR: PETER KAPTAIN (A SING)						
GRANTEE: PHILLIP DORRIS (A M						
1258/1192	7/18/2013	WD	U	I	12	50,000
GRANTOR: STATE FARM BANK						
GRANTEE: PETER KAPTAIN (SING)						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 S25 E25 FOP= S3 E17N3 W17\$ E17 BAS= S3 E12 N21 W12 S18\$ N18 FST= E12 N7 W12 S7\$ N7\$.