LOT 2 BLOCK B AZALEA PARK S/D UN
COMM NE COR OF SW1/4 OF NE1/4, R
FT, W 175 FT, N 125 FT, W 115 FT

TOMLINSON HALEY L
194 SW FERNDALE PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-052

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

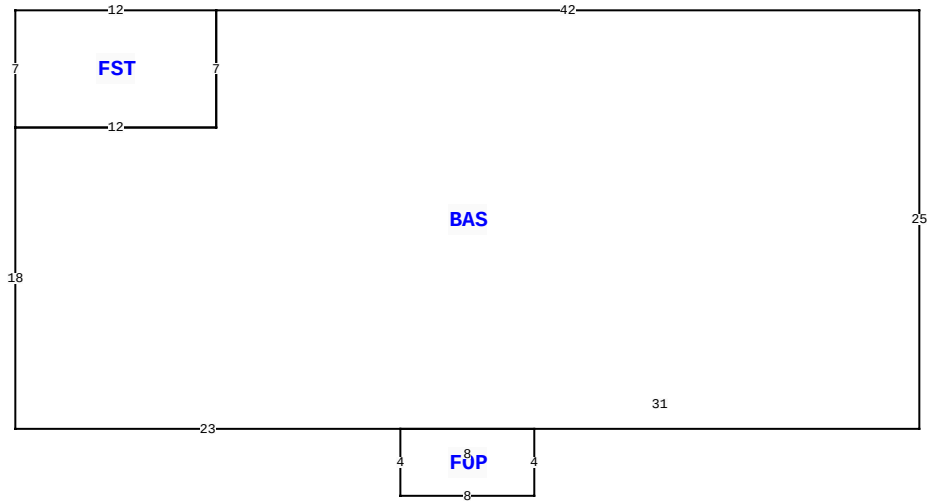
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,266	100		1,266	118,819
FOP	32	30		10	939
FST	84	55		46	4,317
TOTALS	1,382			1,322	124,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	128.9200	144.39	190,884	1977	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1266 HX Base Yr



196 SW TULIP PL, 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	124,075
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,575
SOH/AGL Deduction	0
ASSESSED VALUE	143,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,575
TOTAL JUST VALUE	143,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/1631	1/05/2021	WD	Q	I	01	144,500
GRANTOR: DUNN ERICA						
GRANTEE: TOMLINSON HALEY L						
1314/1371	4/28/2016	WD	Q	I	01	92,000
GRANTOR: TERRY & KARI GRIFFIS						
GRANTEE: ERICA DUNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S7 E12 N7$S7 W12 S18 E23 FOP= S4 E8 N4 W8$ E31 N25$.

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	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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 05/15/2017 BY RP Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS