LOT 1 BLOCK C AZALEA PARK S/D UN
COMM SE COR OF SW1/4 OF NE1/4, R
W 175 FT, N 150 FT FOR POB, CONT

KENT GARRETT W/KENT SHANNON
286 SW DAHLIA LN
LAKE CITY, FL 32025

2026

19-4S-17-08540-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

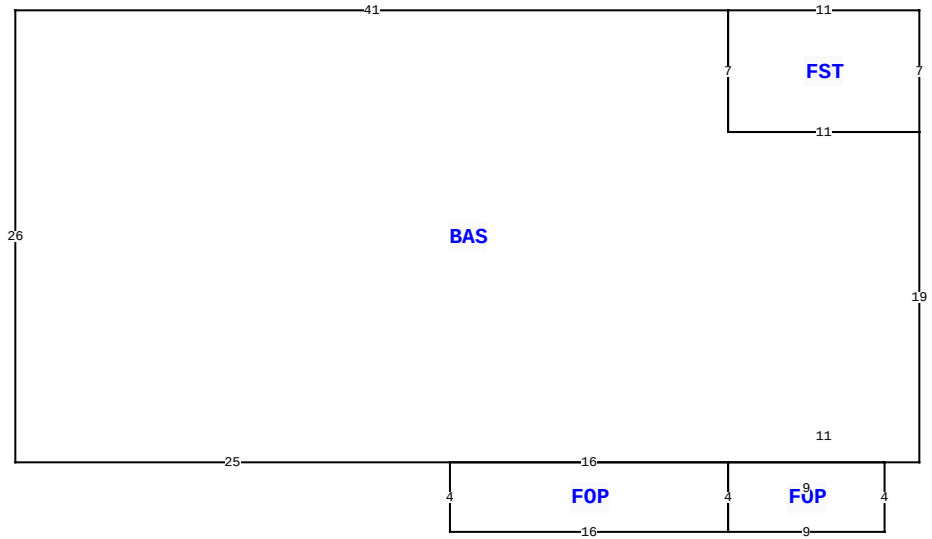
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,275	100		1,275	99,782
FOP	36	30		11	861
FOP	64	30		19	1,487
FST	77	55		42	3,287
TOTALS	1,452			1,347	105,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	107.5000	120.40	162,179	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1275 HX Base Yr 2002



286 SW DAHLIA LN, 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		105,416
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,516
SOH/AGL Deduction		45,770
ASSESSED VALUE		80,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,024
TOTAL JUST VALUE		126,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1519	6/27/2025	WD	Q	I	01	94,000
GRANTOR: FRIAR KATIE D						
GRANTEE: KENT GARRETT W						
0930/1754	7/05/2001	WD	Q	I		62,000
GRANTOR: CARL & KELLI LEE						
GRANTEE: KATIE FRIAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E25 FOP= S4 E16N4 W16$ E16 FOP= S4 E9 N4 W9$E11 N19 FST= N7 W11S7 E11$ W11 N7$.

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	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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 05/16/2017 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS