

LOT 5 BLOCK C AZALEA PARK S/D UN
COMM NW COR SW1/4 OF NE1/2, RUN
369 FT, SE 130.60 FT, E 167.46 F

DEXTER CURTIS J/DEXTER TEKELA J
206 SW DAHLIA LANE
LAKE CITY, FL 32025

2026

19-4S-17-08540-105



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	08	SHT VINYL 10
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

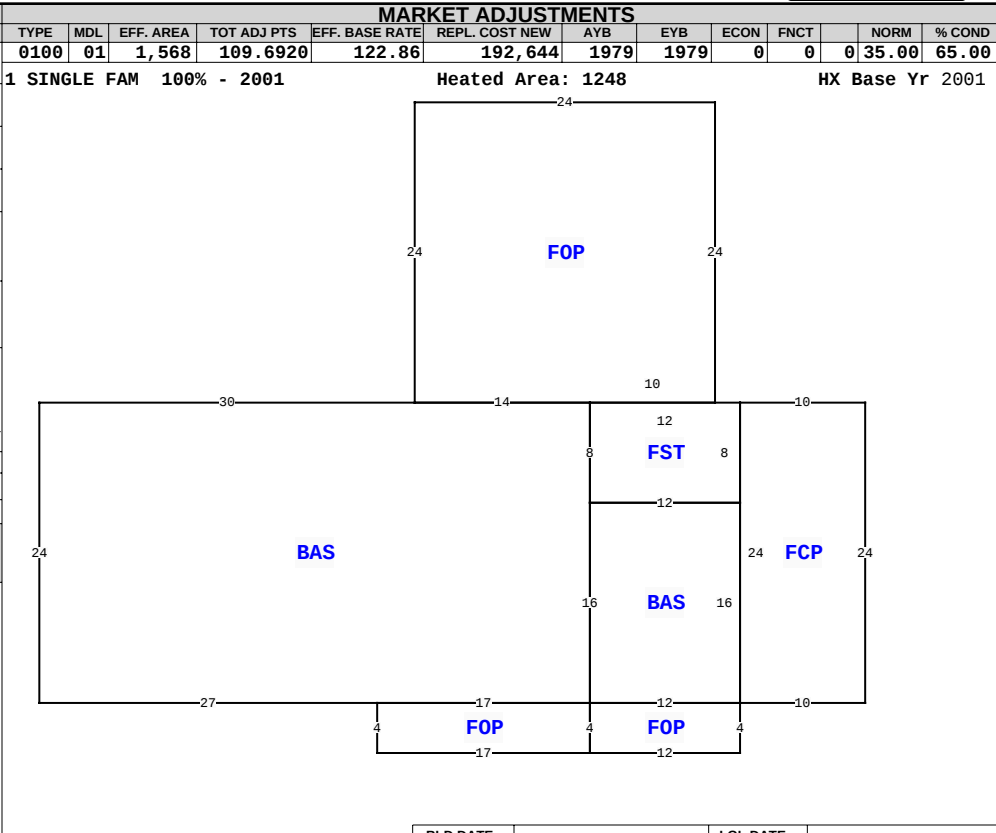
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 19417.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	15,333
BAS	1,056	100		1,056	84,331
FCP	240	25		60	4,792
FOP	48	30		14	1,118
FOP	68	30		20	1,597
FOP	576	30		173	13,816
FST	96	55		53	4,233

TOTALS	2,276			1,568	125,219
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100
4	0252	LEAN-TO W/	0	100	14	16		224.00	UT 2.00	2.00	100
5	0296	SHED METAL	0	100	10	12		120.00	UT 5.00	5.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00



206 SW DAHLIA LN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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		1.00	UT 0.00	0.00	100	0	0	3	100	300
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	600
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	300
4	0252	LEAN-TO W/	0	100	14	16		224.00	UT 2.00	2.00	100	1993	1993	3	100	448
5	0296	SHED METAL	0	100	10	12		120.00	UT 5.00	5.00	100	1993	1993	3	100	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
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		125,219			
TOTAL MARKET OB/XF VALUE		2,248			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		145,967			
SOH/AGL Deduction		65,046			
ASSESSED VALUE		80,921			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		30,199			
TOTAL JUST VALUE		145,967			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		145,967			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0915/0711	11/28/2000	WD	Q	I	
GRANTOR: ROBERT F JR & KIMBERL					SALE PRICE
GRANTEE: CURTIS & TEKLA DEXT					63,500

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 S24 E27 FOP= S4 E17N4 W17\$ E17 FOP= S4 E12 N4 W12\$											
BAS= E12 FCP= E10 N24 W10 S24\$ N16 W12 S16\$ N16 FST= E12 N8											
W12 S8\$ N8 FOP= E10 N24 W24 S24 E14\$ W14\$.											