

LOT 6 BLOCK C AZALEA PARK S/D UN
COMM SE COR SW1/4 OF NE1/4, RUN
175 FT, N 275 FT, W 525 FT FOR P

WETHERINGTON STEVEN W/WETHERINGTON MARY JANE
186 SW DAHLIA LANE
LAKE CITY, FL 32025

2026

19-4S-17-08540-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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	1,268	100		1,268	101,912
FOP	48	30		14	1,125
FOP	68	30		20	1,607
FST	84	55		46	3,697
TOTALS	1,468			1,348	108,342

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	600.00	600.00
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

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

REVIEW DATE 03/10/2025 BY jerry

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,348	110.4000	123.65	166,680	1977	1977	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1268 HX Base Yr											
186 SW DAHLIA LN, LAKE CITY											

TOTAL OB/XF									
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6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00

Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	108,342		
TOTAL MARKET OB/XF VALUE	3,900		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	130,742		
SOH/AGL Deduction	62,905		
ASSESSED VALUE	67,837		
TOTAL EXEMPTION VALUE	HX HB 42,837		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	130,742		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	130,742		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052126	Roof Replacement	9,500	01/22/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1497/1330	8/21/2023	WD	U	I	11	100	
GRANTOR: WETHERINGTON STEVEN W							
GRANTEE: WETHERINGTON STEVEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 S26 E23 FOP= S4 E17N4 W17\$ E17 FOP= S4 E12 N4 W12\$ E12 N19 FST= N7 W12 S7 E12\$ W12 N7\$.									

PRINTED 10/03/2025 BY SYS