LOT 9 BLK C AZALEA PARK S/D UNR.
COMM NW COR OF SW1/4 OF NE1/4, R
S 369 FT, SE 130.60 FT, SE 11 DE

MORRISON CASEY J
112 SW DAHLIA LN
LAKE CITY, FL 32025

2026

19-4S-17-08540-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

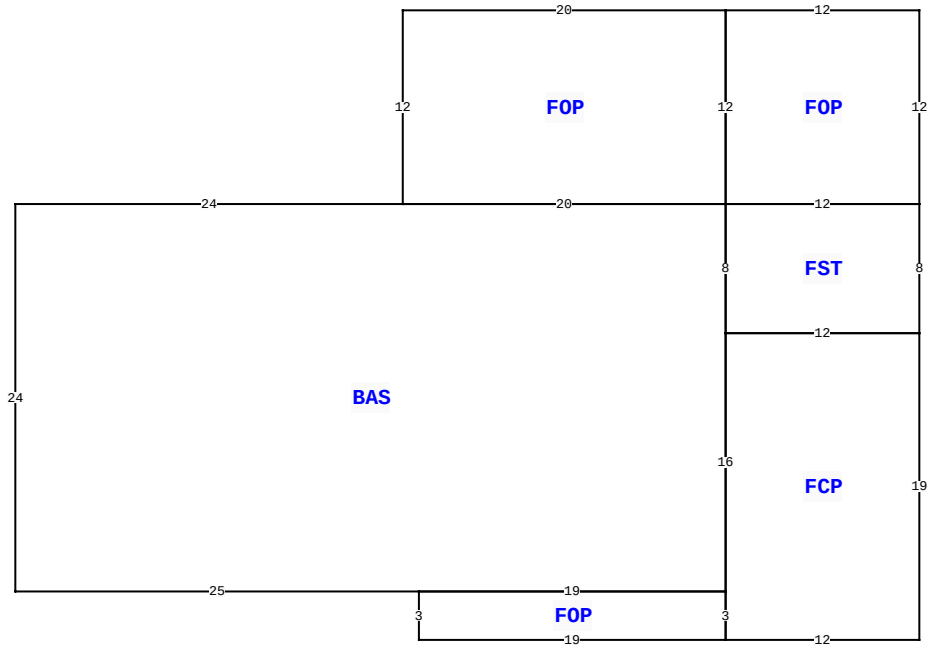
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,056	100		1,056	87,331
FCP	228	25		57	4,714
FOP	57	30		17	1,406
FOP	144	30		43	3,556
FOP	240	30		72	5,955
FST	96	55		53	4,383
TOTALS	1,821			1,298	107,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	113.6000	127.23	165,145	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1056 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

112 SW DAHLIA LN, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,344
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		127,144
SOH/AGL Deduction		45,639
ASSESSED VALUE		81,505
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,783
TOTAL JUST VALUE		127,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2675	3/31/2015	WD	Q	I	01	87,000
GRANTOR: TRAVIS H KENNEY & NIC						
GRANTEE: CASEY J MORRISON						
1115/2415	3/23/2007	WD	Q	I		105,900
GRANTOR: GILBERT O & ELAINE S						
GRANTEE: TRAVIS & NICOLE KEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E25 FOP= S3 E19N3 W19$ E19 FCP= S3 E12 N19 W12 S16$ N16 FST= E12 N8 FOP= N12 W12 S12 E12$ W12 S8$ N8 FOP= N12 W20 S12 E20$ W20$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS