LOT 14 BLOCK C AZALEA PARK S/D U
COMM NW COR SW1/4 OF NE1/4, RUN
369 FT, SE 130.60 FT, E 242.46 F

THOMAS PATRICIA
197 SW FERNDALE PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

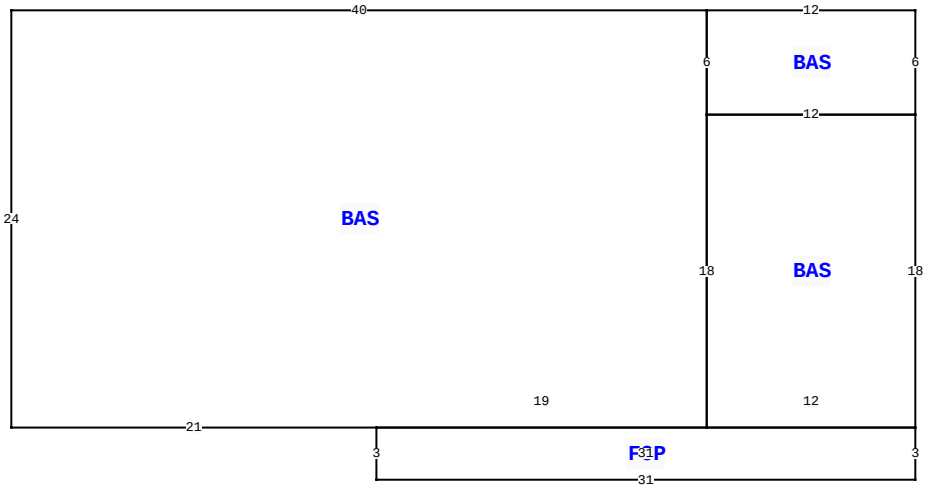
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	72	100		72	6,117
BAS	216	100		216	18,350
BAS	960	100		960	81,557
FOP	93	30		28	2,379
TOTALS	1,341			1,276	108,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	116.7000	130.70	166,773	1980	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1248 HX Base Yr 2020



197 SW FERNDALE 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		108,402
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		127,502
SOH/AGL Deduction		33,281
ASSESSED VALUE		94,221
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,499
TOTAL JUST VALUE		127,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/0711	3/26/2019	WD	Q	I	01	105,000
GRANTOR: STEPHEN L POLL						
GRANTEE: PATRICIA THOMAS						
1368/2747	9/14/2018	WD	U	I	12	68,000
GRANTOR: U S BANK TRUST NA TRU						
GRANTEE: STEPHEN L POLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E21 FOP= S3 E31 N3W31$ E19 BAS= E12 N18 W12 S18$ N18 BAS= E12 N6 W12 S6$ N6$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	7.50	7.50	50	1993	1993	3	50	300	

LAND DESCRIPTION

TOTAL OB/XF 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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS