LOT 18 BLOCK C AZALEA PARK S/D U
COMM SE COR SW1/4 OF NE1/4, RUN
175 FT, N 25 FT FOR POB, CONT N

VAUGHN RYAN M
273 SW FERNDALE PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

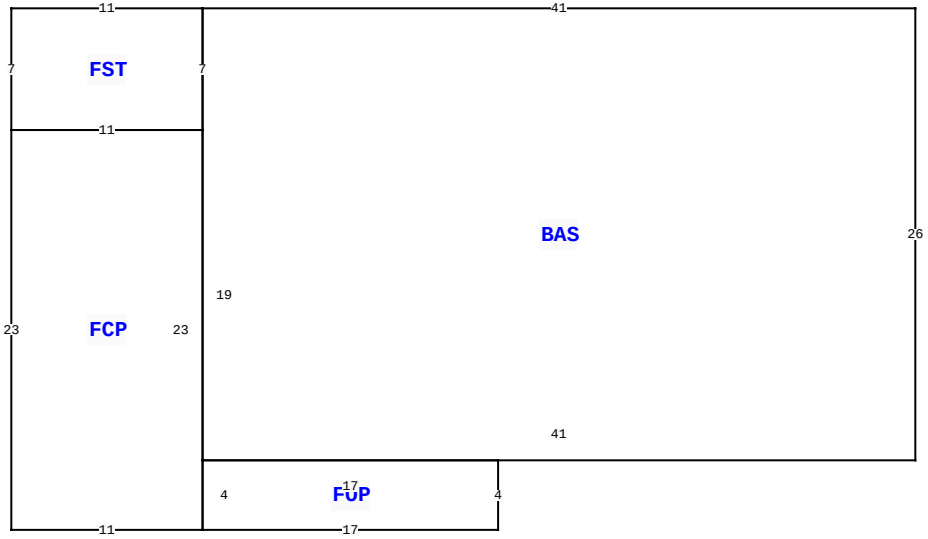
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	1,066	100		1,066	93,403
FCP	253	25		63	5,520
FOP	68	30		20	1,752
FST	77	55		42	3,680
TOTALS	1,464			1,191	104,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,191	120.3600	134.80	160,547	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1066 HX Base Yr 2017



273 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		104,356
TOTAL MARKET OB/XF VALUE		2,830
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		125,686
SOH/AGL Deduction		43,937
ASSESSED VALUE		81,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,027
TOTAL JUST VALUE		125,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32158	MAINT/ALTR	35	07/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0205	8/10/2016	WD	Q	I	01	84,900
GRANTOR: LAURA KRAFT (UNMARRIE						
GRANTEE: RYAN M VAUGHN (UNMA						
1277/2563	6/02/2014	WD	U	I	11	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LAURA KRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W11 S7 E11 N7$S7 FCP= W11 S23 E11 N23$ S19 FOP= S4 E17 N4 W17$ E41 N26$.

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	80	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2008	2008	3	100	2,250	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,830

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: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS