LOT 1 BLOCK D AZALEA PARK S/D UN
COMM SE COR SW1/4 OF NE1/4, RUN
175 FT, S 25 FT FOR POB, CONT S

HOLMES WENDY
657 SE ROSSI DR
LAKE CITY, FL 32025

2026

19-4S-17-08540-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

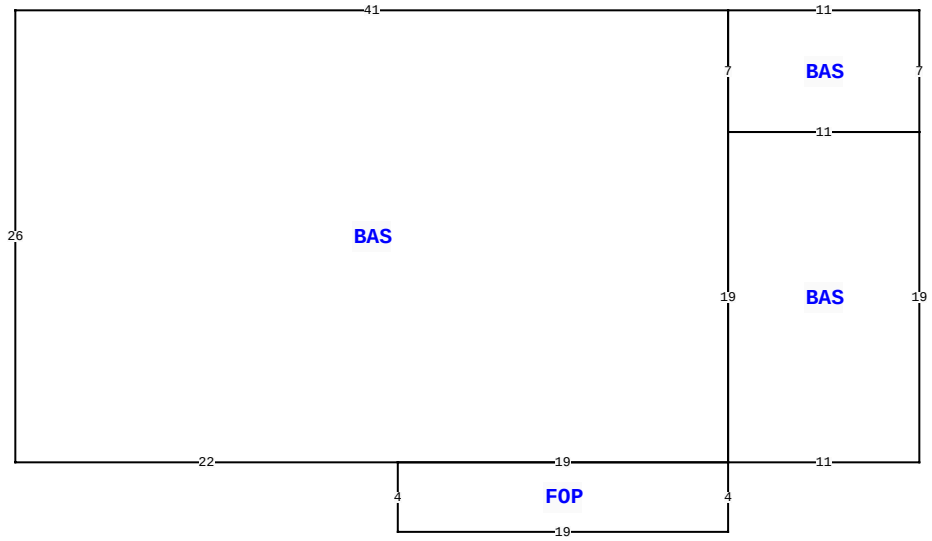
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	77	100		77	7,871
BAS	209	100		209	21,365
BAS	1,066	100		1,066	108,972
FOP	76	30		23	2,351
TOTALS	1,428			1,375	140,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,375	121.7000	136.30	187,412	1975	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 1352 HX Base Yr



272 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	140,559
TOTAL MARKET OB/XF VALUE	1,790
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	160,849
SOH/AGL Deduction	0
ASSESSED VALUE	160,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,849
TOTAL JUST VALUE	160,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/0613	8/30/2019	WD	Q	I	01	129,900
GRANTOR: BARAK N LLC						
GRANTEE: WENDY HOLMES						
1385/0020	5/17/2019	WD	U	I	18	57,000
GRANTOR: BANKUNITED NA						
GRANTEE: BARAK N LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E22 FOP= S4 E19N4 W19$ E19 BAS= E11 N19 W11 S19$ N19 BAS= E11 N7 W11 S7$ N7$.

EXTRA FEATURES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,790

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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