LOT 4 BLOCK D AZALEA PARK S/D UN
COMM SW COR SW1/4 OF NE1/4, RUN
136.71 FT, E 231.26 FT, N 175 FT

PADEN KIMBERLY A
214 SW FERNDALE PL
LAKE CITY, FL 32025

**2026**

**19-4S-17-08540-154**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

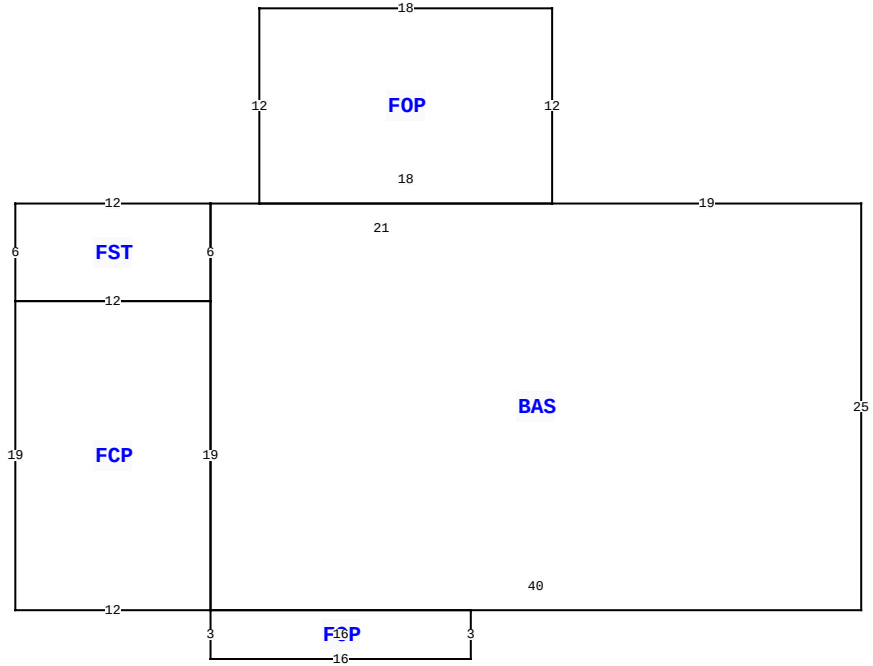
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 1,000 | 100 | | 1,000 | 98,840 |
| FCP | 228 | 25 | | 57 | 5,634 |
| FOP | 48 | 30 | | 14 | 1,384 |
| FOP | 216 | 30 | | 65 | 6,425 |
| FST | 72 | 55 | | 40 | 3,954 |
| TOTALS | 1,564 | | | 1,176 | 116,236 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,176 | 126.0720 | 141.20 | 166,051 | 1980 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2008 Heated Area: 1000 HX Base Yr 2008




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

214 SW FERNDALE PL, LAKE CITY

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 116,236 |
| TOTAL MARKET OB/XF VALUE | | 1,250 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 135,986 |
| SOH/AGL Deduction | | 45,232 |
| ASSESSED VALUE | | 90,754 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 40,032 |
| TOTAL JUST VALUE | | 135,986 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 137,646 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1126/1920 | 7/27/2007 | WD | Q | I | | 115,000 |
| GRANTOR: THOMAS BRADLEY MCRAE | | | | | | |
| GRANTEE: KIMBERLY A PADEN | | | | | | |
| 1078/2412 | 3/24/2006 | WD | Q | I | | 75,000 |
| GRANTOR: HARVEY HAGAN | | | | | | |
| GRANTEE: THOMAS BRADLEY MCRA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W19 FOP= N12 W18 S12 E18$ W21 FST= W12 S6 E12 N6$ S6
FCP= W12 S19 E12 N19$ S19 FOP= S3 E16 N3 W16 $ E40 N25$.

### 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 | 1,000 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 50 | 1993 | 1993 | 3 | 50 | 150 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,250

| 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 11/10/2025 BY SYS