LOT 8 BLOCK D AZALEA PARK S/D UN
COMM SE COR OF SW1/4 OF NE1/4, R
W 125 FT TO INTERS C/L PANSY AVE

RAUCH TERRY LEE
134 SW FERNDALE PL
LAKE CITY, FL 32025

2025

19-4S-17-08540-158

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

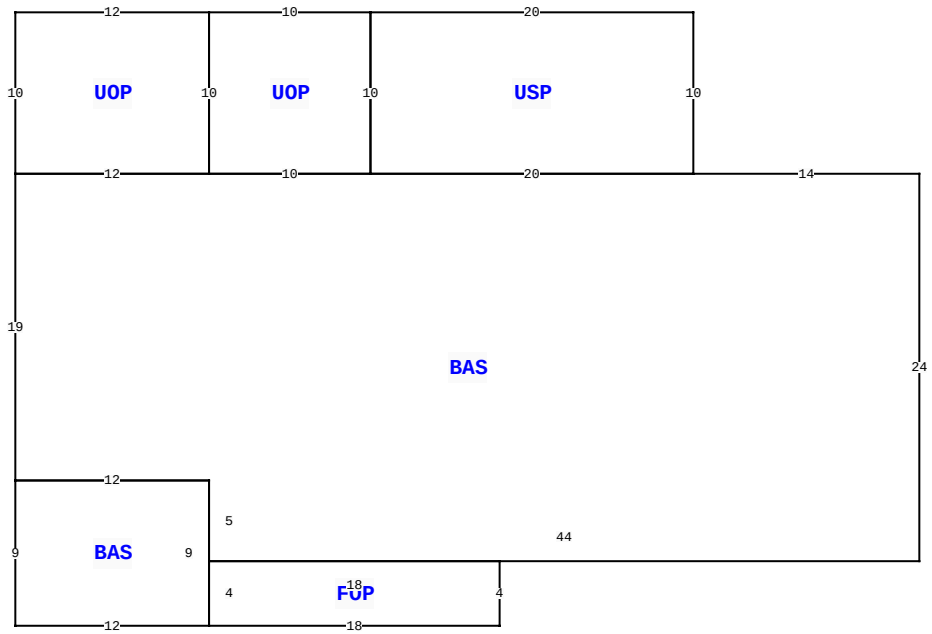
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	108	100		108	9,645
BAS	1,284	100		1,284	114,666
FOP	72	30		22	1,965
UOP	100	20		20	1,786
UOP	120	20		24	2,143
USP	200	35		70	6,251
TOTALS	1,884			1,528	136,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	127.2150	137.39	209,932	1974	1984	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1392 HX Base Yr 2007



134 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		136,456
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		155,456
SOH/AGL Deduction		63,811
ASSESSED VALUE		91,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,923
TOTAL JUST VALUE		155,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/1630	4/29/2022	LE	U	I	14	100
GRANTOR: RAUCH TERRY						
GRANTEE: RAUCH TERRY						
1095/2283	9/08/2006	WD	Q	I		118,000
GRANTOR: PALMER						
GRANTEE: TERRY LEE RAUCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N10 W20 S10 E20$ W20 UOP= N10 W10 S10 E10$ W10UOP= N10 W12 S10 E12$ W12 S19 BAS= S9 E12 N9 W12$E12S5 FOP= S4 E18 N4 W18$ E44N24$.

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	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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 05/09/2025 BY SYS