LOT 5 BLOCK A AZALEA PARK S/D UN
COMM NW COR OF SW1/4 OF NE1/4, R
S 291.07 FT FOR POB, RUN S 77.93

ALVIN A.D. JADOO
118 SW GARDENIA WAY
LAKE CITY, FL 32025

2027

19-4S-17-08540-005

BUILDING CHARACTERISTICS

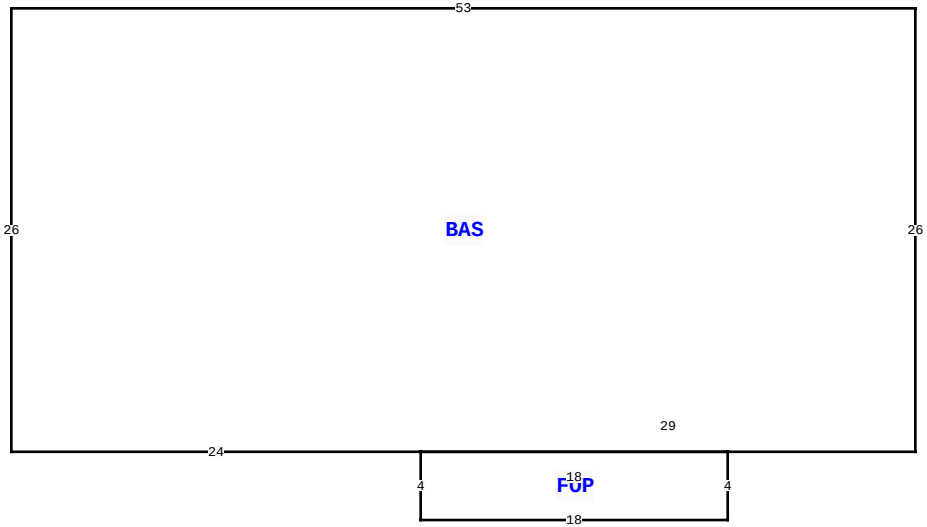
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,378	100		1,378	135,126
FOP	72	30		22	2,157
TOTALS	1,450			1,400	137,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	113.2000	124.52	174,328	2008	2008	0	0	0	21.25	78.75

2 SINGLE FAM 0% - 2023 Heated Area: 1378 HX Base Yr



118 SW GARDENIA WAY, LAKE CITY

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

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	137,283
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	156,083
SOH/AGL Deduction	0
ASSESSED VALUE	156,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,083
TOTAL JUST VALUE	156,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,575

BLDG:2:5: REBUILT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26700	SFR	0	01/31/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/1640	2/25/2022	WD	Q	I	01	188,000
GRANTOR: SPARKS CHARLES JR						
GRANTEE: ALVIN A.D. JADOO						
1346/1541	10/23/2017	WD	U	I	12	64,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: CHARLES SPARKS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S26 E24 FOP= S4 E18 N4 W18$ E29 N26$.

LAND DESCRIPTION

TOTAL OB/XF 300

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	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 05/15/2017 BY RP Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS