

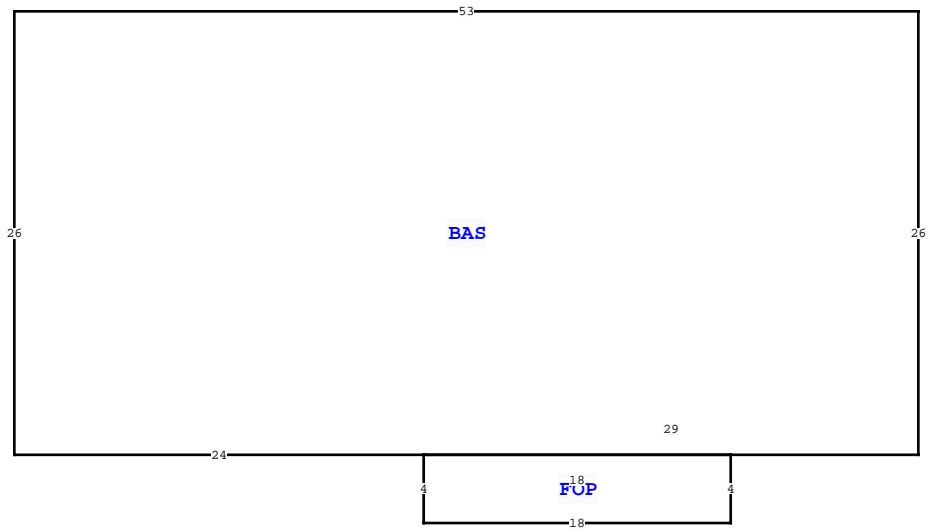
LOT 5 BLOCK A AZALEA PARK S/D UN
 COMM NW COR OF SW1/4 OF NE1/4, R
 S 291.07 FT FOR POB, RUN S 77.93

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

2026

19-4S-17-08540-005


ELEMENT		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 Floor	14	CARPET 80	
Interior Floor	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 Units	05	CONV 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
BAS	1,378	100	
FOP	72	30	
TOTALS	1,450		

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	126.78	177,492	2008	2008	0	0	21.25	78.75
2 SINGLE FAM 0% - 2023			Heated Area: 1378			HX Base Yr					
											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			139,775
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			158,575
SOH/AGL Deduction			0
ASSESSED VALUE			158,575
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,575
TOTAL JUST VALUE			158,575
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,794
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						

EXTRA FEATURES																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0												
118 SW GARDENIA WAY, LAKE CITY																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/21/2023																				
INC DATE		AG DATE	MLU																				

BUILDING NOTES											

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							