LOT 6 BLK A AZALEA PARK S/D UNRE
COMM NW COR OF SW1/4 OF NE1/4, R
S 191.07 FT FOR POB, CONT S 100

MEEKS DEBORAH
138 SW GARDENIA WAY
LAKE CITY, FL 32025

2026

19-4S-17-08540-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

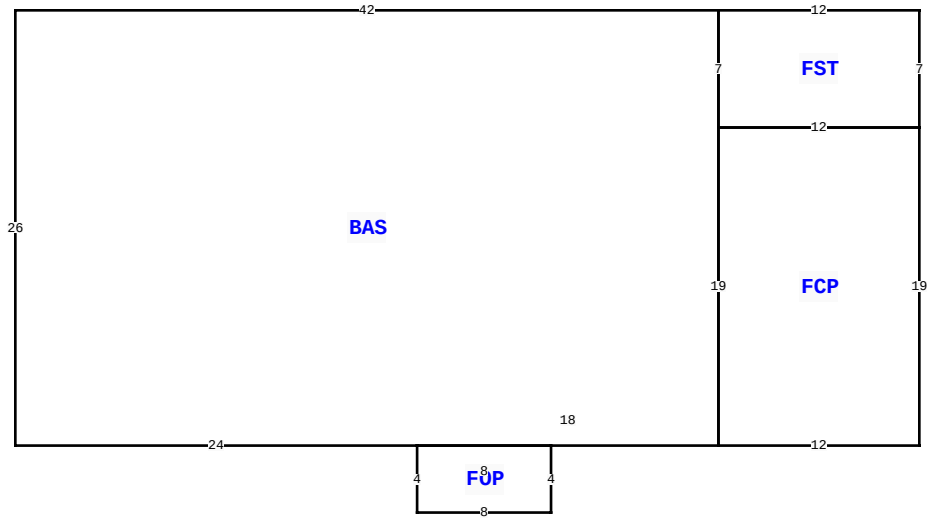
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,092	100		1,092	97,228
FCP	228	25		57	5,075
FOP	32	30		10	891
FST	84	55		46	4,096
TOTALS	1,436			1,205	107,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,205	120.1560	136.98	165,061	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1092 HX Base Yr 2018



138 SW GARDENIA WAY, 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		107,290
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,090
SOH/AGL Deduction		50,143
ASSESSED VALUE		75,947
TOTAL EXEMPTION VALUE	HX HB	50,947
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0398	4/13/2017	WD	Q	I	01	76,900
GRANTOR: JEANETTE K GOVREAU -						
GRANTEE: DEBORAH MEEKS						
1259/2376	8/13/2013	WD	U	I	11	100
GRANTOR: JEANETTE K GOVREAU						
GRANTEE: JEANETTE K GOVREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E24 FOP= S4 E8 N4 W8$ E18 FCP= E12 N19 W12 S19$ N19 FST= E12 N7 W12 S7$ N7$.

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	300	

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	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 05/15/2017 BY RP Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS