LOT 7 BLOCK A AZALEA PARK S/D UN
COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, RUN S 191.07 FT, E 125

WESTBROOK TARL/CHRISTIE ANNA CATHERINE
6613 SITIO CEDRELA
CARLSBAD, CA 92011

2026

19-4S-17-08540-007

BUILDING CHARACTERISTICS

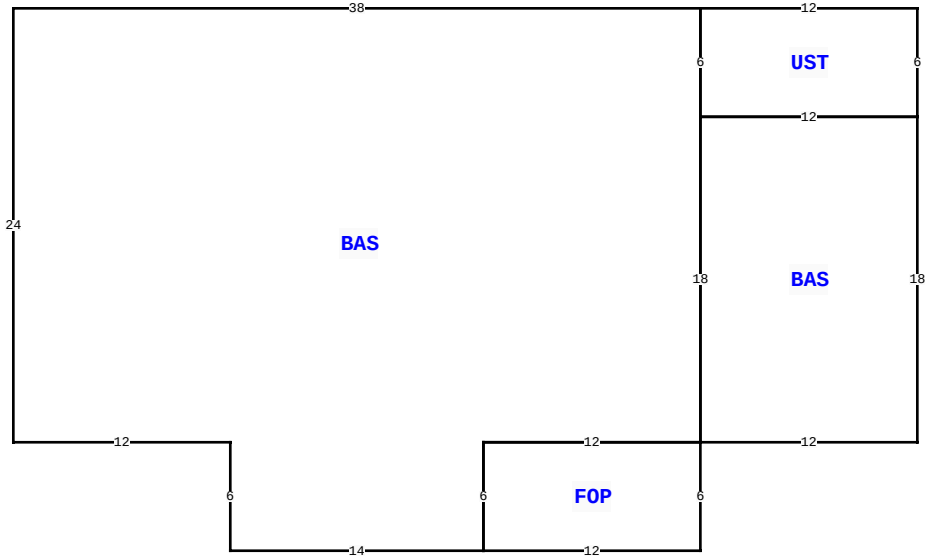
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	216	100		216	18,413
BAS	996	100		996	84,906
FOP	72	30		22	1,875
UST	72	45		32	2,728
TOTALS	1,356			1,266	107,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,266	117.1000	131.15	166,036	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1212 HX Base Yr



152 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	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,923
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	126,923
SOH/AGL Deduction	0
ASSESSED VALUE	126,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,923
TOTAL JUST VALUE	126,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1332	12/11/2018	QC	U	I	11	100
GRANTOR: TARL WESTBROOK						
GRANTEE: TARL WESTBROOK						
1121/2280	1/10/2007	QC	Q	I	01	100
GRANTOR: ANNA CHRISTIE						
GRANTEE: TARL WESTBROOK & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S24 E12 S6 E14 FOP= E12 N6 W12 S6$ N6 E12 BAS= E12 N18 W12 S18$ N18 UST= E12 N6 W12 S6$ N6$.

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	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: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/22/2026 BY SYS