LOT 25, BLOCK A, AZALEA PARK S/D
COMM SE COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT N 201.72 FT, W

MCBRIDE JAMES R/MCBRIDE RHONDA R
263 SW ORCHID TER
LAKE CITY, FL 32025

2027

19-4S-17-08540-025

BUILDING CHARACTERISTICS

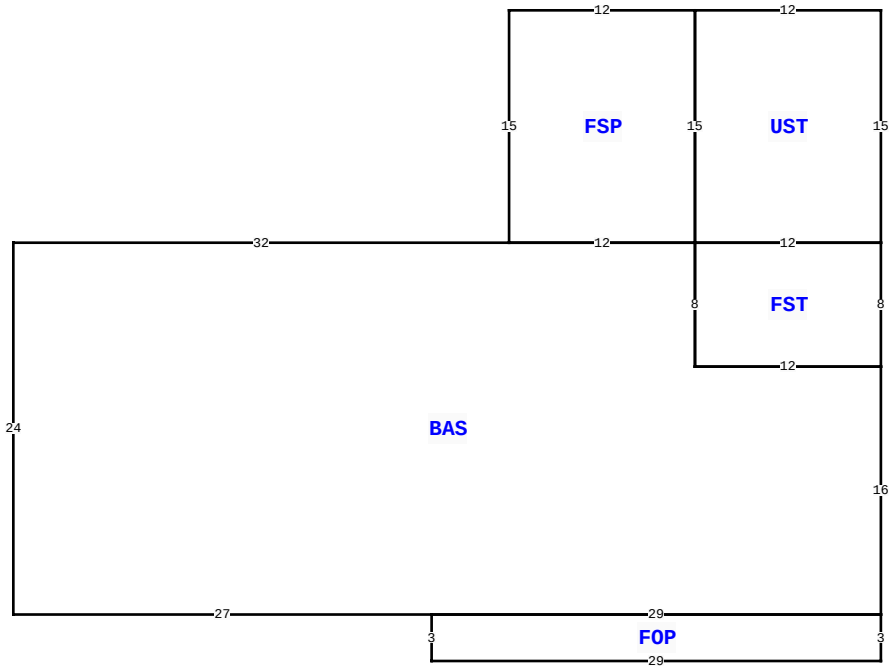
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,248	100		1,248	102,666
FOP	87	30		26	2,139
FSP	180	40		72	5,923
FST	96	55		53	4,360
UST	180	45		81	6,663
TOTALS	1,791			1,480	121,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	115.0560	126.56	187,309	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1248 HX Base Yr 2021



263 SW ORCHID TER, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	360	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
5	0120	CLFENCE 4	0	100	10	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		121,751
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		142,011
SOH/AGL Deduction		75,251
ASSESSED VALUE		66,760
TOTAL EXEMPTION VALUE	HX HB	41,760
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/1610	8/31/2020	WD	Q	I	01	149,000
GRANTOR: LYNDSIE NICHOLE ROBER						
GRANTEE: JAMES R & RHONDA R						
1230/0048	2/15/2012	WD	Q	I	01	75,000
GRANTOR: HENRY N & JEANETTE W						
GRANTEE: LYNDSIE NICHOLE ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E27 FOP= S3 E29N3 W29$ E29 N16 FST= N8 W12 S8 E12$ W12 N8 UST= E12 N15 W12 S15$ FSP= N15 W12 S15 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 1,760

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: 0.42 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS