

THE N 80 FT OF LOT 40 & THE S 44
41 BLK A AZALEA PARK S/D UNR.
COMM SW COR OF SW1/4 OF NE1/4, R

CLARKSON WILLIAM SETH/BRANAM MARY LOU
198 SW AZALEA PL
LAKE CITY, FL 32025

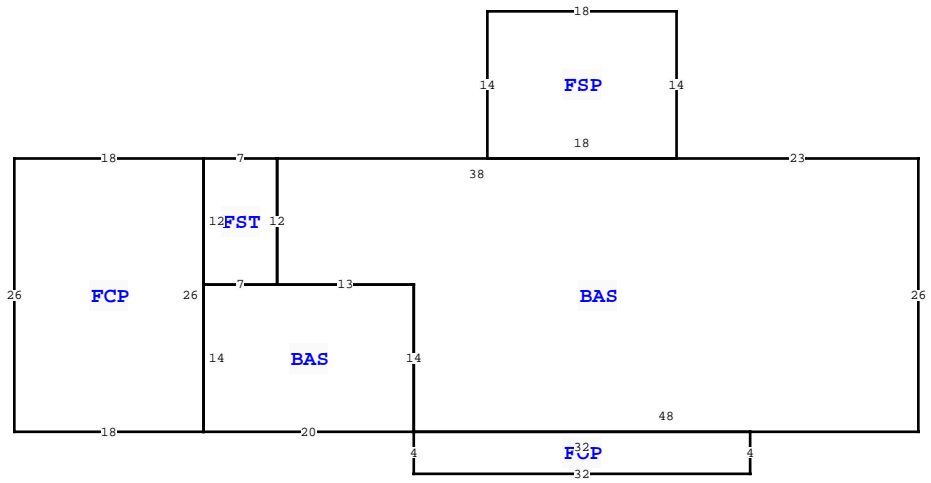
2026

19-4S-17-08540-040



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	280	100	
BAS	1,404	100	
FCP	468	25	
FOP	128	30	
FSP	252	40	
FST	84	55	
TOTALS	2,616		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,986	117.1760	131.24	260,643	1975	1975	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2024 Heated Area: 1684 HX Base Yr 2024											



EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0296	SHED METAL	0	100	12
3	0120	CLFENCE 4	0	100	0
4	0296	SHED METAL	0	100	10
5	0190	FPLC PF	0	100	0

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

LAND DESCRIPTION		TOTAL OB/XF										2,900												
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/200	11/02/2023	WD	U	I	11	100
GRANTOR: BODEN MICHAEL JOSEPH						
GRANTEE: CLARKSON WILLIAM SE						
1502/999	11/02/2023	WD	Q	I	01	195,000
GRANTOR: BODEN MICHAEL JOSEPH						
GRANTEE: CLARKSON WILLIAM SE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			169,418
TOTAL MARKET OB/XF VALUE			2,900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			190,818
SOH/AGL Deduction			365
ASSESSED VALUE			190,453
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			139,042
TOTAL JUST VALUE			190,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049073	Remodel	19,148	01/25/2024
000048612	Roof Replacement	18,900	11/08/2023

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W23 W38 S12 E13 S14 E48 N26 \$						
FCP=[ORIG=-68,0] W18 S26 E18 N26 \$						
BAS=[ORIG=-61,12] W7 S14 E20 N14 W13 \$						
FSP=[ORIG=-23,0] N14 W18 S14 E18 \$						
FOP=[ORIG=-48,26] S4 E32 N4 W32 \$						
FST=[ORIG=-61,0] W7 S12 E7 N12 \$						