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

2027

19-4S-17-08540-040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	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

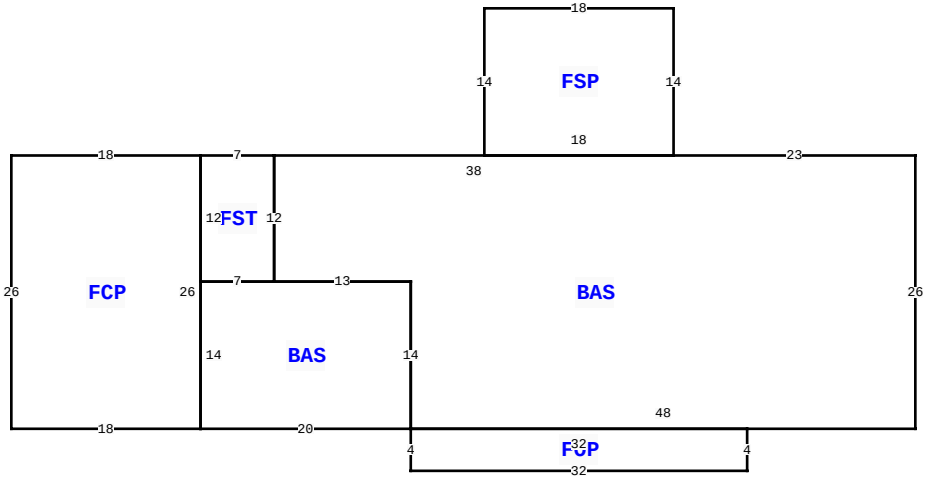
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	23,458
BAS	1,404	100		1,404	117,625
FCP	468	25		117	9,802
FOP	128	30		38	3,184
FSP	252	40		101	8,462
FST	84	55		46	3,854
TOTALS	2,616			1,986	166,384

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	128.89	255,976	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1684 HX Base Yr 2024



198 SW AZALEA PL, 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	50	1993	1993	3	50	500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,384
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,784
SOH/AGL Deduction		0
ASSESSED VALUE		187,784
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,373
TOTAL JUST VALUE		187,784
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

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						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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 12/19/2023 BY JS Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS