LOT 1 BLOCK B AZALEA PARK S/D UN
COMM NW COR OF SW1/4F NE1/4, R O
498.32 FT, W 125 FT, NW 89.75 FT

DORRIS PHILLIP
216 SW TULIP PL
LAKE CITY, FL 32025

2027

19-4S-17-08540-051

BUILDING CHARACTERISTICS

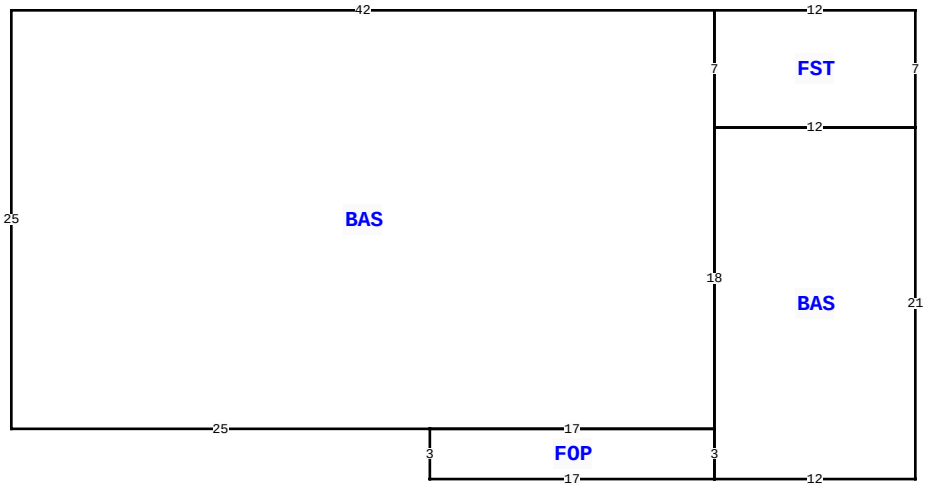
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	252	100		252	20,991
BAS	1,050	100		1,050	87,463
FOP	51	30		15	1,249
FST	84	55		46	3,832
TOTALS	1,437			1,363	113,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	116.5000	128.15	174,668	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1302 HX Base Yr 2017



216 SW TULIP 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	500	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		113,534
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		134,034
SOH/AGL Deduction		54,320
ASSESSED VALUE		79,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,303
TOTAL JUST VALUE		134,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/1868	10/27/2016	WD	Q	I	01	60,000
GRANTOR: PETER KAPTAIN (A SING						
GRANTEE: PHILLIP DORRIS (A M						
1258/1192	7/18/2013	WD	U	I	12	50,000
GRANTOR: STATE FARM BANK						
GRANTEE: PETER KAPTAIN (SING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E25 FOP= S3 E17N3 W17$ E17 BAS= S3 E12 N21 W12 S18$ N18 FST= E12 N7 W12 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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