

LOT 3 BLOCK B AZALEA PARK S/D UN  
 COMM NE COR OF SW1/4 OF NE1/4, R  
 W 175 FT, N 125 FT, W 225 FT FOR

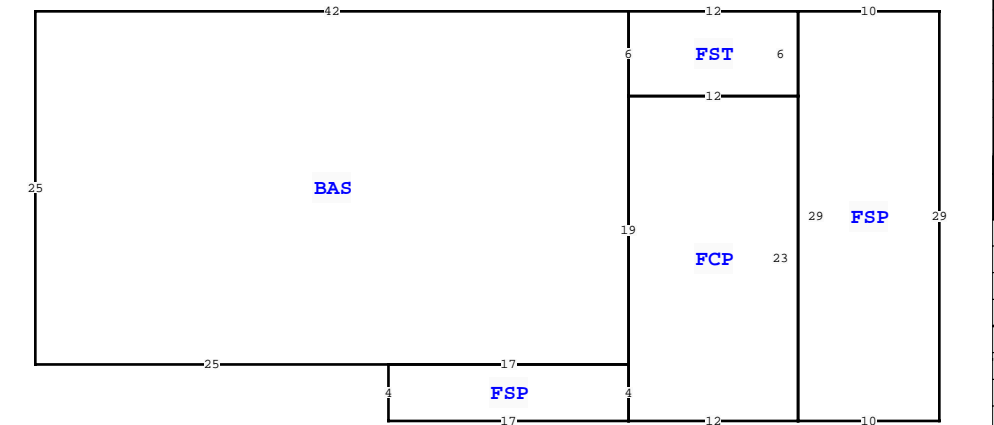
RAULERSON MATTHEW WAYNE/RAULERSON SAVANNAH HOPE  
 176 SW TULIP PL  
 LAKE CITY, FL 32025

**2026**

19-4S-17-08540-053

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
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
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,302	113.2000	126.78	165,068	1977	1977	0	0	35.00	65.00



Quality	
DOR CODE	MAP NUM
05 05	0100 SINGLE FAMILY
06	19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	86,527
FCP	276	25		69	5,686
FSP	68	40		27	2,225
FSP	290	40		116	9,559
FST	72	55		40	3,296
<b>TOTALS</b>	<b>1,756</b>			<b>1,302</b>	<b>107,294</b>

EXTRA FEATURES																	
L N	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	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOTAL OB/XF																								
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							

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,294
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	127,794
SOH/AGL Deduction	0
ASSESSED VALUE	127,794
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	76,383
TOTAL JUST VALUE	127,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1908	9/15/2023	WD	Q	I	01	175,000
GRANTOR: LADIG DIANNE K						
GRANTEE: RAULERSON WAYNE						
1496/1369	8/08/2023	PB	U	I	18	0
GRANTOR: MCCALESTER WRAY C						
GRANTEE: LADIG DIANNE K						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 S25 E25 FSP= S4 E17N4 W17\$ E17 FCP= S4 E12 FSP= E10 N29 W10 S29\$ N23 W12 S19\$ N19 FST= E12 N6 W12 S6\$ N6\$.	