LOT 7 BLOCK B AZALEA PARK S/D UN
COMM NW COR OF SW1/4 OF NE1/4, E
S 369 FT, SE 130.60 FT, E 50.54

ORTIZ KASSONDRA A
167 SW DAHLIA LN
LAKE CITY, FL 32025

2027

19-4S-17-08540-057

BUILDING CHARACTERISTICS

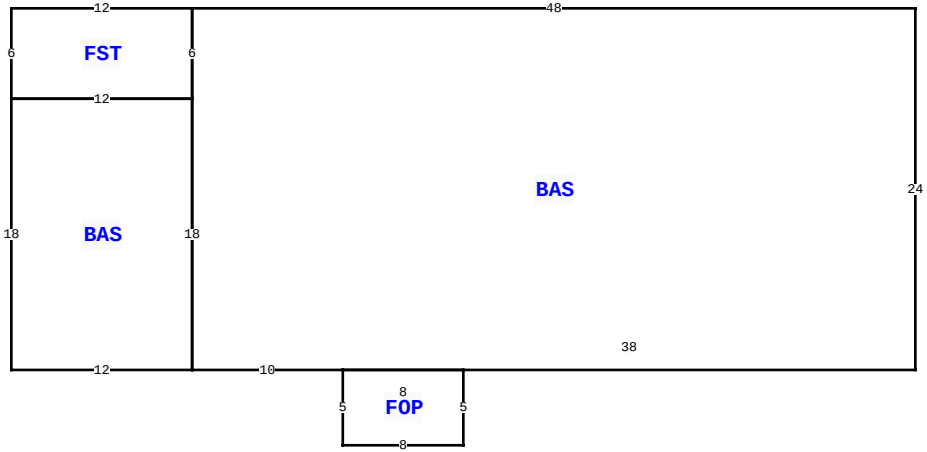
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	216	100		216	22,794
BAS	1,152	100		1,152	121,570
FOP	40	30		12	1,267
FST	72	55		40	4,221
TOTALS	1,480			1,420	149,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,420	138.5384	152.39	216,394	1974	1995	0	0	0	30.75	69.25

1 SINGLE FAM 0% - 2021 Heated Area: 1368 HX Base Yr



167 SW DAHLIA LN, 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	0	9	73	657.00	UT	1.40	1.40	100	0	0	3	100	920	
2	0258	PATIO	0	0	8	14	112.00	UT	1.40	1.40	100	0	0	3	100	157	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,853
TOTAL MARKET OB/XF VALUE	1,977
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	170,330
SOH/AGL Deduction	0
ASSESSED VALUE	170,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,330
TOTAL JUST VALUE	170,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051629	Roof Replacement	9,500	11/25/2024
21975	GARAGE	95	06/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/75	12/18/2020	WD	Q	I	01	145,900
GRANTOR: JONES ADAM M & TARA P						
GRANTEE: ORTIZ KASSONDRA A						
1146/2367	3/27/2008	WD	Q	I		119,900
GRANTOR: JEFFREY & SANDY THOMP						
GRANTEE: ADAM & TARA JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FST= W12 S6 E12 N6$S6 BAS= W12 S18 E12 N18$ S18 E10
FOP= S5 E8 N5 W8$ E38 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,977

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/29/2025 BY JS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS