

LOT 8 BLOCK B AZALEA PARK S/D UN  
 COMM NW COR OF SW1/4 OF NE1/4, R  
 498.32 FT, W 125 FT, NW 89.75 FT

HANKINS LAURA/AHO ROGER  
 193 SW DAHLIA LN  
 LAKE CITY, FL 32025

**2026**

19-4S-17-08540-058  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
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
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/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2026									Heated Area: 1224	HX Base Yr 2026

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	121,878
FST	24	55		13	1,295
<b>TOTALS</b>	<b>1,248</b>			<b>1,237</b>	<b>123,173</b>

193 SW DAHLIA LN, LAKE CITY

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

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	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			123,173		
TOTAL MARKET OB/XF VALUE			700		
TOTAL LAND VALUE - MARKET			18,500		
TOTAL MARKET VALUE			142,373		
SOH/AGL Deduction			0		
ASSESSED VALUE			142,373		
TOTAL EXEMPTION VALUE			HX HB 51,411		
BASE TAXABLE VALUE			90,962		
TOTAL JUST VALUE			142,373		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			144,079		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1347	8/20/2021	WD	Q	I	01	147,000
GRANTOR: HUNTER JEANIE M						
GRANTEE: HANKINS LAURA						
1022/0570	7/27/2004	WD	Q	I		68,500
GRANTOR: RENDUELES						
GRANTEE: JEANIE M HUNTER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 FST= W12 S2 E12 N2S2 W12 S22 E52 N24S.

LAND DESCRIPTION														TOTAL OB/XF										700				
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											