LOT 11 BLOCK B AZALEA PARK S/D U
COMM NW COR SW1/4 OF NE1/4, RUN
498.32 FT, W 125 FT, NW 89.25 FT

REDD MITCHELL T
249 SW DAHLIA LN
LAKE CITY, FL 32055

2027

19-4S-17-08540-061

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

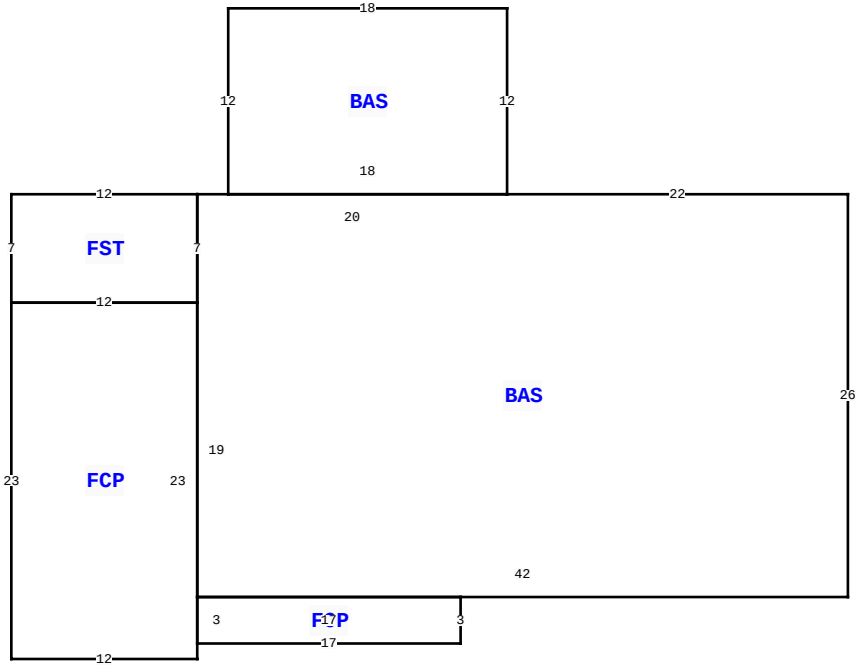
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,626
BAS	1,092	100		1,092	94,162
FCP	276	25		69	5,950
FOP	51	30		15	1,294
FST	84	55		46	3,966
TOTALS	1,719			1,438	123,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	120.6000	132.66	190,765	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1308 HX Base Yr 2017



249 SW DAHLIA LN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0252	LEAN-TO W/	0	100	10	12	120.00	UT	2.00	2.00	100	2003	2003	3	100	240	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,997
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		143,937
SOH/AGL Deduction		56,047
ASSESSED VALUE		87,890
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,479
TOTAL JUST VALUE		143,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/1608	10/24/2016	WD	Q	I	01	85,000
GRANTOR: DONALD W & JOHNNIE FA						
GRANTEE: MITCHELL T REDD						
1065/2172	11/18/2005	WD	Q	I		121,900
GRANTOR: BRENDA PALMER KIRBY						
GRANTEE: DONALD W & JOHNNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= N12 W18 S12 E18$ W20 FST= W12 S7 E12 N7$ S7
FCP= W12 S23 E12 N23$ S19 FOP= S3 E17 N3 W17 $ E42 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,440

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