LOT 12 BLOCK B AZALEA PARK S/D U
COMM NW COR OF SW1/4 OF NE1/4, R
498.32 FT, W 125 FT, NW 89.75 FT

YOUNG MARSHA G
269 SW DAHLIA LN
LAKE CITY, FL 32025-3106

2027

19-4S-17-08540-062

BUILDING CHARACTERISTICS

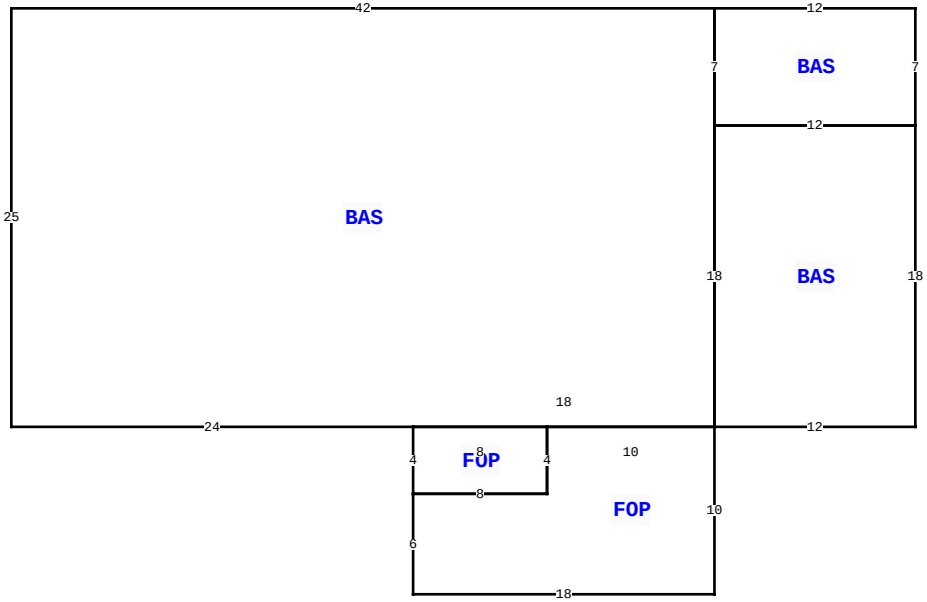
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	84	100		84	6,973
BAS	216	100		216	17,930
BAS	1,050	100		1,050	87,162
FOP	32	30		10	830
FOP	148	30		44	3,652
TOTALS	1,530			1,404	116,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,404	116.1000	127.71	179,305	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1350 HX Base Yr 2017



269 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,600	
4	0070	CARPORT UF	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		116,548
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		141,348
SOH/AGL Deduction		54,317
ASSESSED VALUE		87,031
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,620
TOTAL JUST VALUE		141,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2753	3/31/2015	WD	Q	I	01	80,000
GRANTOR: CALEB J & ELIZABETH L						
GRANTEE: MARSHA G YOUNG						
1168/2397	3/05/2009	WD	U	I	18	40,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: CALEB J & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E24 FOP= S4 FOP= S6 E18 N10 W10 S4 W8$ E8 N4 W8$ E18 BAS= E12 N18 W12 S18$ N18 BAS= E12 N7 W12 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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