

LOT 1 BLOCK C AZALEA PARK S/D UN
 COMM SE COR OF SW1/4 OF NE1/4, R
 W 175 FT, N 150 FT FOR POB, CONT

KENT GARRETT W/KENT SHANNON
 286 SW DAHLIA LN
 LAKE CITY, FL 32025

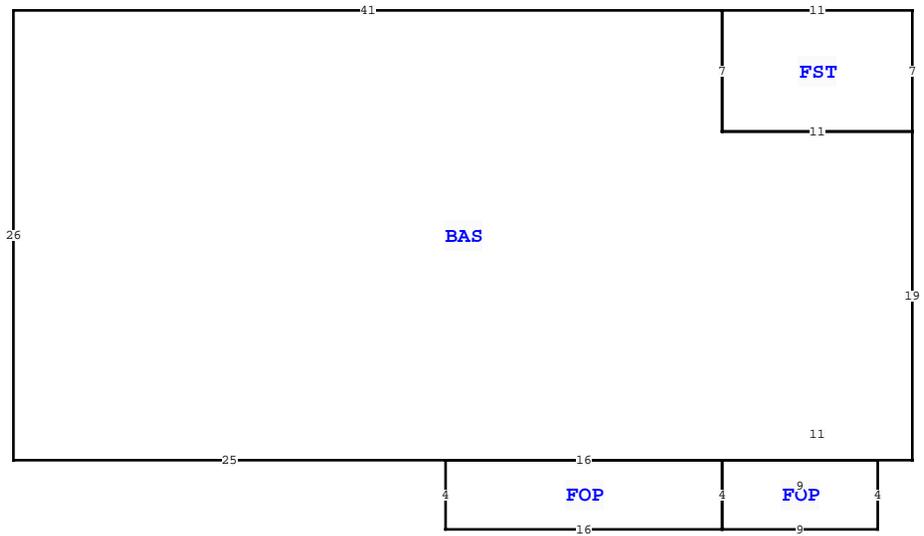
2026

19-4S-17-08540-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
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	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
BAS	1,275	100	
FOP	36	30	
FOP	64	30	
FST	77	55	
TOTALS	1,452		

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: 1275			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		105,416	
TOTAL MARKET OB/XF VALUE		2,600	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		126,516	
SOH/AGL Deduction		0	
ASSESSED VALUE		126,516	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		75,105	
TOTAL JUST VALUE		126,516	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1519	6/27/2025	WD	U	I	37	94,000
GRANTOR: FRIAR KATIE D						
GRANTEE: KENT GARRETT W						
0930/1754	7/05/2001	WD	Q	I		62,000
GRANTOR: CARL & KELLI LEE						
GRANTEE: KATIE FRIAR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W41 S26 E25 FOP= S4 E16N4 W16\$ E16 FOP= S4 E9 N4 W9\$E11 N19 FST= N7 W11S7 E11\$ W11 N7\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION															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							