LOT 2 BLOCK C AZALEA PARK UNR DE
COMM SE COR OF SW1/4 OF NE1/4, R
W 280 FT, N 150 FT FOR POB, CONT

KURTZ EDWIN R IV
266 SW DAHLIA LN
LAKE CITY, FL 32025

2027

19-4S-17-08540-102

BUILDING CHARACTERISTICS

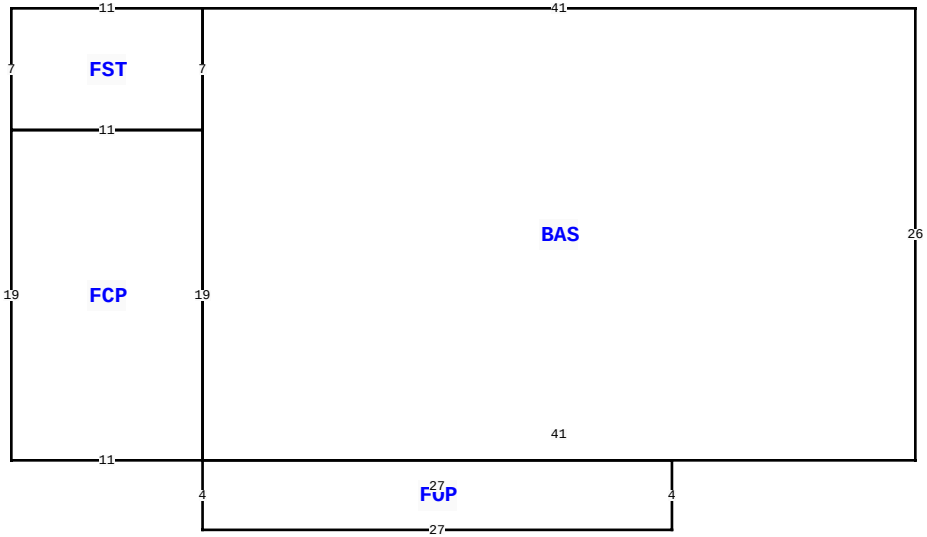
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,066	100		1,066	91,352
FCP	209	25		52	4,456
FOP	108	30		32	2,742
FST	77	55		42	3,599
TOTALS	1,460			1,192	102,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	119.8500	131.84	157,153	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1066 HX Base Yr 2026



266 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		102,149
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		122,149
SOH/AGL Deduction		0
ASSESSED VALUE		122,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,738
TOTAL JUST VALUE		122,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/732	4/30/2024	WD	U	I	11	100
GRANTOR: HUMPHREY SHIRLEY P						
GRANTEE: KURTZ EDWIN R IV						
1463/67	4/12/2022	LE	U	I	14	100
GRANTOR: HUMPHREY SHIRLEY P						
GRANTEE: HUMPPHREY SHIRLEY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W11 S7 E11 N7$S7 FCP= W11 S19 E11 N19$ S19 FOP= S4 E27 N4 W27$ E41 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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 05/16/2017 BY DF Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS