LOT 5 BLOCK C AZALEA PARK S/D UN
COMM NW COR SW1/4 OF NE1/2, RUN
369 FT, SE 130.60 FT, E 167.46 F

DEXTER CURTIS J/DEXTER TEKELA J
206 SW DAHLIA LANE
LAKE CITY, FL 32025

2027

19-4S-17-08540-105

BUILDING CHARACTERISTICS

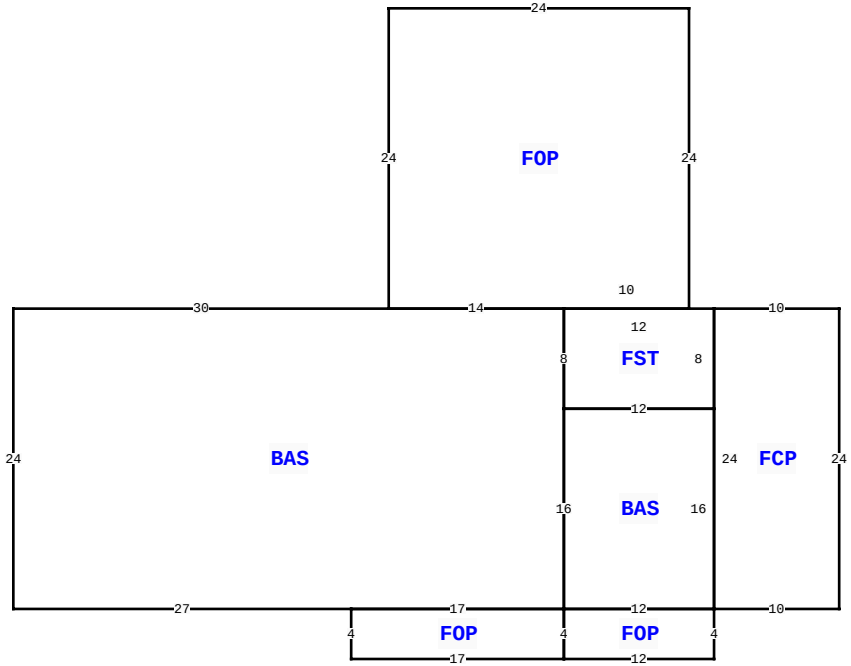
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	192	100		192	15,059
BAS	1,056	100		1,056	82,821
FCP	240	25		60	4,706
FOP	48	30		14	1,098
FOP	68	30		20	1,568
FOP	576	30		173	13,568
FST	96	55		53	4,157
TOTALS	2,276			1,568	122,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	109.6920	120.66	189,195	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1248 HX Base Yr 2001



206 SW DAHLIA LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		122,977
TOTAL MARKET OB/XF VALUE		2,248
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		143,725
SOH/AGL Deduction		60,619
ASSESSED VALUE		83,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,695
TOTAL JUST VALUE		143,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/0711	11/28/2000	WD	Q	I		63,500

GRANTOR: ROBERT F JR & KIMBERL

GRANTEE: CURTIS & TEKLA DEXT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S24 E27 FOP= S4 E17N4 W17$ E17 FOP= S4 E12 N4 W12$
BAS= E12 FCP= E10 N24 W10 S24$ N16 W12 S16$ N16 FST= E12 N8 W12 S8$ N8 FOP= E10 N24 W24 S24 E14$ W14$.

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	600	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	100	14	16	224.00	UT	2.00	2.00	100	1993	1993	3	100	448	
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,248

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