LOT 6 BLOCK C AZALEA PARK S/D UN
COMM SE COR SW1/4 OF NE1/4, RUN
175 FT, N 275 FT, W 525 FT FOR P

WETHERINGTON STEVEN W/WETHERINGTON MARY JANE
186 SW DAHLIA LANE
LAKE CITY, FL 32025

2027

19-4S-17-08540-106

BUILDING CHARACTERISTICS

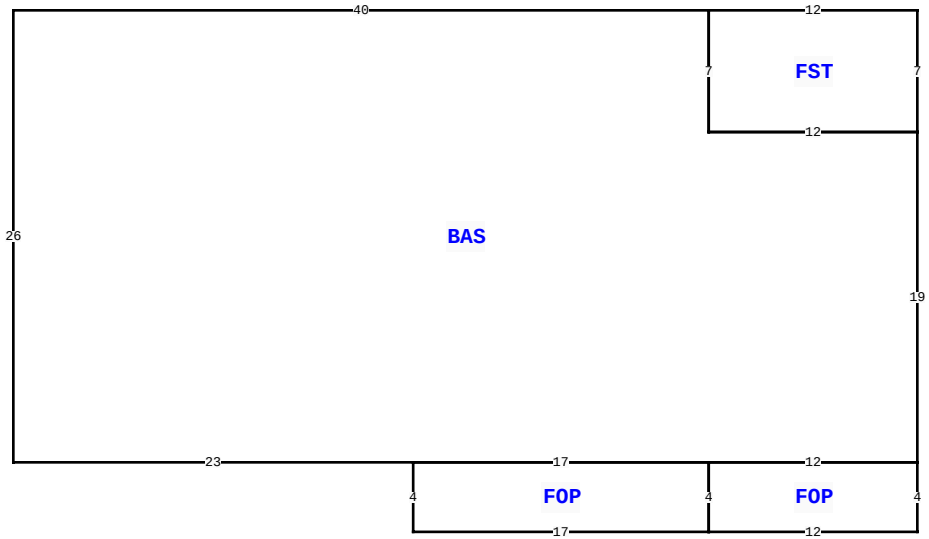
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,268	100		1,268	100,091
FOP	48	30		14	1,105
FOP	68	30		20	1,579
FST	84	55		46	3,631
TOTALS	1,468			1,348	106,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,348	110.4000	121.44	163,701	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1268 HX Base Yr



186 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	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	600.00	600.00	50	1993	1993	3	50	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		106,406
TOTAL MARKET OB/XF VALUE		3,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		128,806
SOH/AGL Deduction		59,138
ASSESSED VALUE		69,668
TOTAL EXEMPTION VALUE	HX HB	44,668
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052126	Roof Replacement	9,500	01/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1330	8/21/2023	WD	U	I	11	100

GRANTOR: WETHERINGTON STEVEN W

GRANTEE: WETHERINGTON STEVEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E23 FOP= S4 E17N4 W17$ E17 FOP= S4 E12 N4 W12$ E12 N19 FST= N7 W12 S7 E12$ W12 N7$.

LAND DESCRIPTION

TOTAL OB/XF 3,900

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 03/10/2025 BY jerry Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS