

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

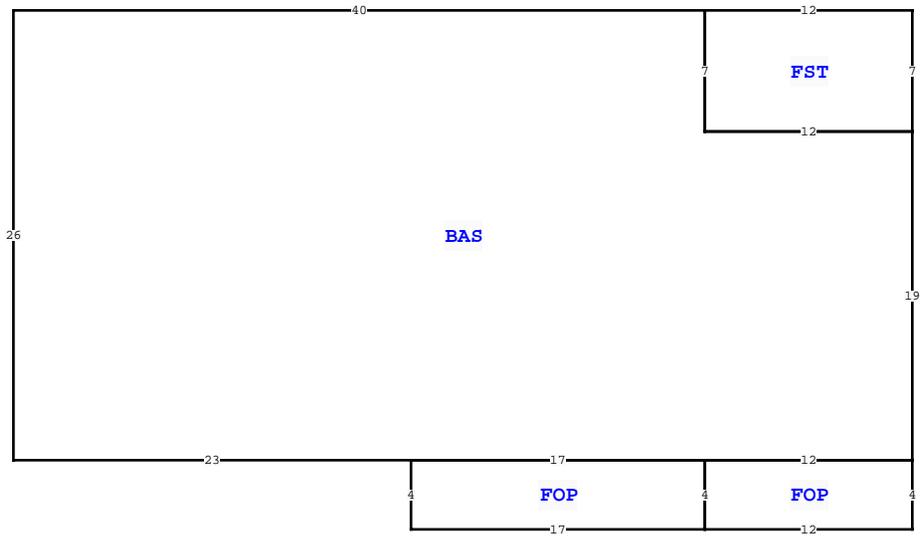
WETHERINGTON STEVEN W/WETHERINGTON MARY JANE
 186 SW DAHLIA LANE
 LAKE CITY, FL 32025

2026

19-4S-17-08540-106


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	1,348	110.4000	125.86	169,659	1977	1977	0	0	35.00
1 SINGLE FAM			100% - 0	Heated Area: 1268			HX Base Yr			



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	103,734
FOP	48	30		14	1,145
FOP	68	30		20	1,636
FST	84	55		46	3,764
TOTALS	1,468			1,348	110,278

186 SW DAHLIA LN, LAKE CITY

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

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	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	

TOTAL OB/XF 3,900

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			110,278
TOTAL MARKET OB/XF VALUE			3,900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			132,678
SOH/AGL Deduction			65,039
ASSESSED VALUE			67,639
TOTAL EXEMPTION VALUE	HX HB		42,639
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,678
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	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\$.												