

8 BLOCK C AZALEA PARK S/D UNREC.
 COMM SE COR OF SW1/4 OF NE1/4, R
 W 910 FT, FOR POB, CONT W 80 FT,

BRIM BRANDY NICOLE
 146 SW DAHLIA LN
 LAKE CITY, FL 32025

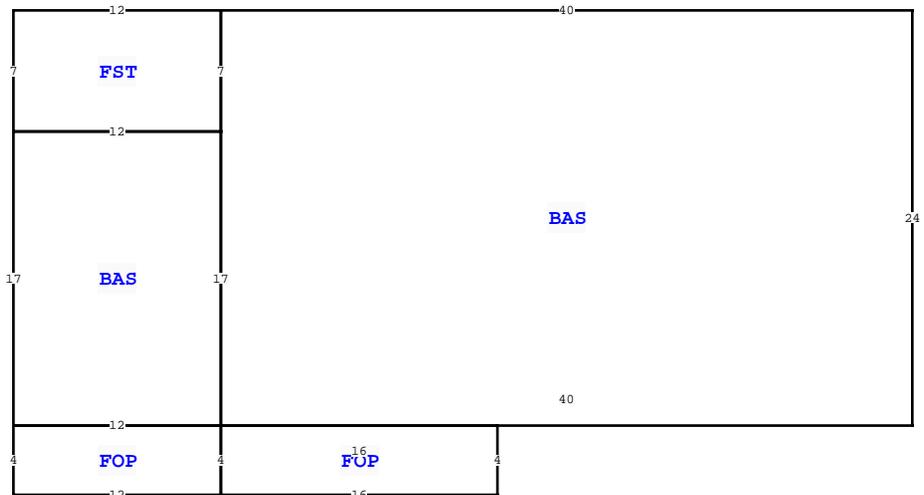
2026

19-4S-17-08540-108



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,243	128.2140	143.60	178,495	1975	2000	0	0	25.00	75.00
1 SINGLE FAM 0% - 2023 Heated Area: 1164 HX Base Yr											



MAP NUM	MKT AREA	06			
19417.020	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	21,971
BAS	960	100		960	103,392
FOP	48	30		14	1,508
FOP	64	30		19	2,046
FST	84	55		46	4,955
TOTALS	1,360			1,243	133,871

146 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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 1,100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		00	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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			133,871
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			153,471
SOH/AGL Deduction			0
ASSESSED VALUE			153,471
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,471
TOTAL JUST VALUE			153,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044496	Roof Replacement	8,000	05/20/2022
29260	MAINT/ALTR	35	03/23/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1594	6/22/2022	WD	Q	I	01	185,000
GRANTOR: COCHRANE SHAWNE						
GRANTEE: BRIM BRANDY NICOLE						
1386/1126	6/11/2019	QC	U	I	11	0
GRANTOR: SHAWNE COCHRANE						
GRANTEE: SHAWNE COCHRANE & J						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W40 FST= W12 S7 E12 N7\$S7 BAS= W12 S17 E12 N17\$ S17 FOP= W12 S4 E12 N4\$ FOP= S4 E16 N4 W16\$ E40N24\$.											