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

2027

19-4S-17-08540-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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	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

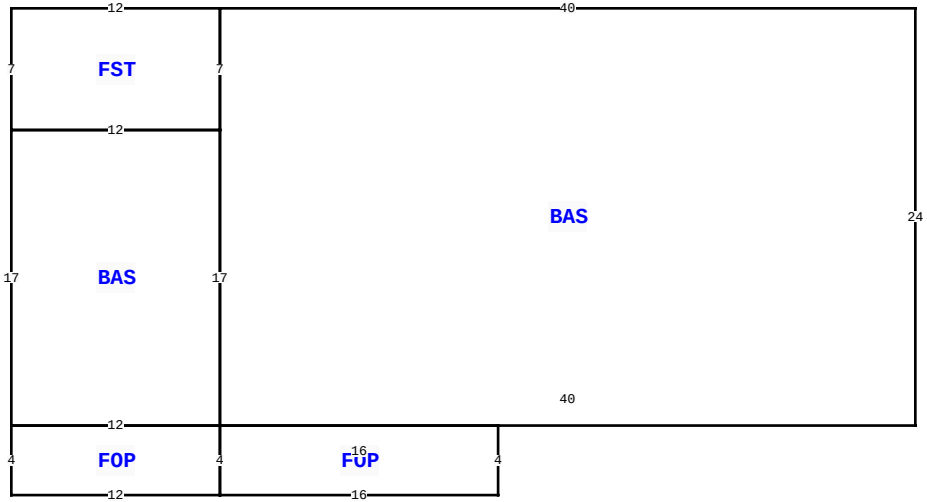
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	21,579
BAS	960	100		960	101,549
FOP	48	30		14	1,481
FOP	64	30		19	2,010
FST	84	55		46	4,866
TOTALS	1,360			1,243	131,485

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	141.04	175,313	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1164 HX Base Yr



146 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	131,485
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	151,085
SOH/AGL Deduction	0
ASSESSED VALUE	151,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,085
TOTAL JUST VALUE	151,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,471

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/08/2022 BY CP Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS