

LOT 15 BLOCK C AZALEA PARK S/D U
OF SW1/4 OF NE1/4, N 613.38 FT,
FT FOR POB, W 100 FT, N 125 FT,

LITTLE AUSTIN BRADLEY/LITTLE LINDSAY RAE S
215 SW FERNDAL PL
LAKE CITY, FL 32025

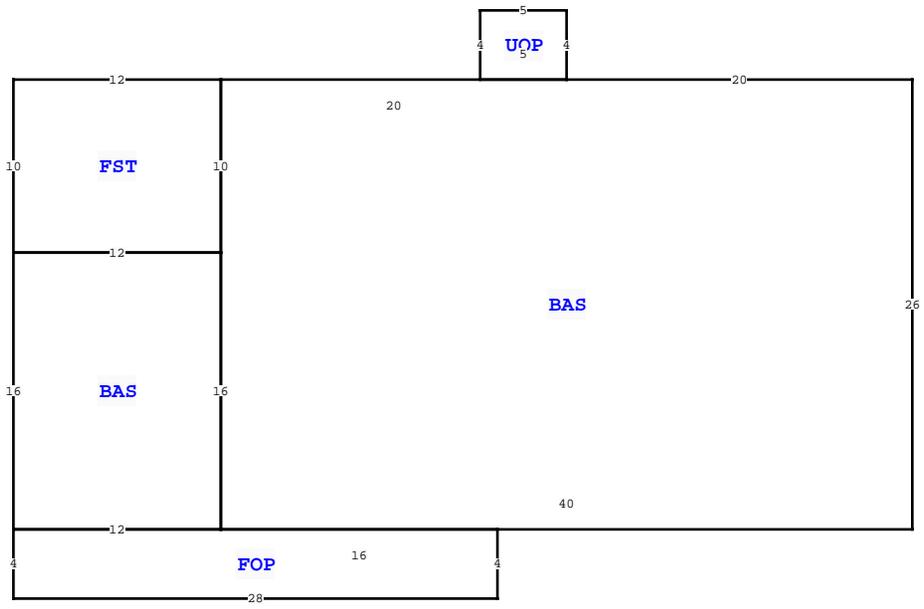
2026

19-4S-17-08540-115



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2023			170,580	1977	2020	0	0	6.25	93.75	
Heated Area: 1232 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			159,919
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			179,419
SOH/AGL Deduction			3,021
ASSESSED VALUE			176,398
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			124,987
TOTAL JUST VALUE			179,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041589	Roof Replacement	6,800	03/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/978	1/28/2022	WD	Q	I	01	199,000
GRANTOR: GEAR HOMES LLC						
GRANTEE: LITTLE AUSTIN BRADL						
1445/1345	8/20/2021	WD	U	I	37	68,000
GRANTOR: CHILLDRES CHERYL D						
GRANTEE: GEAR HOMES LLC						

MAP NUM	MKT AREA	06				
19417.020	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	192	100		192	22,983
	BAS	1,040	100		1,040	124,488
	FOP	112	30		34	4,070
	FST	120	55		66	7,900
	UOP	20	20		4	479
TOTALS	1,484				1,336	159,919

215 SW FERNDAL PL, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W20 UOP= N4 W5 S4 E5\$ W20 FST= W12 S10 E12 N10\$ S10BAS=
W12 S16 E12 N16\$ S16 FOP= W12 S4 E28 N4 W16\$ E40 N26\$.

LAND DESCRIPTION													TOTAL OB/XF												
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								