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 FERNDALE PL
LAKE CITY, FL 32025

**2027**

**19-4S-17-08540-115**

## BUILDING CHARACTERISTICS

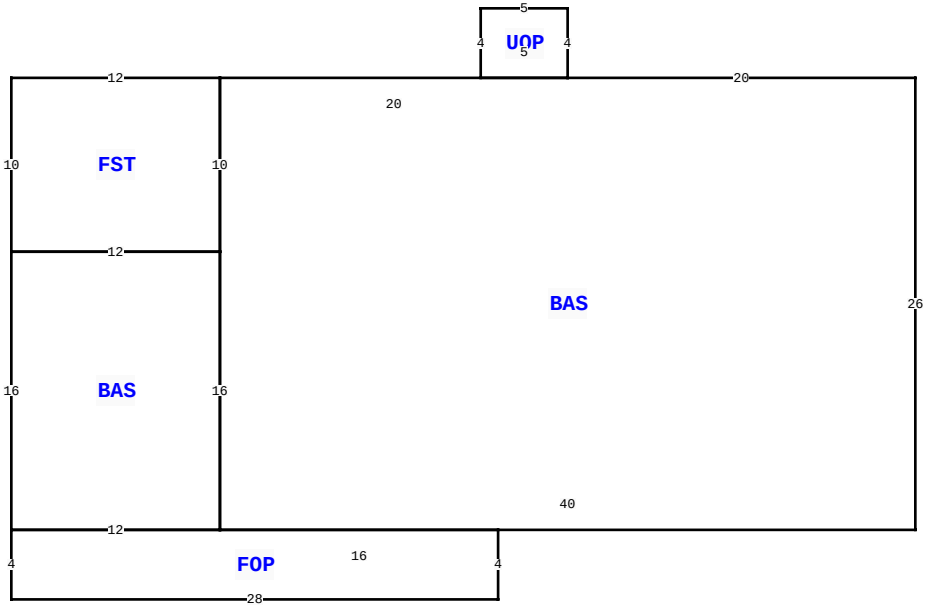
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 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 |
| 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 | 192 | 100 | | 192 | 22,572 |
| BAS | 1,040 | 100 | | 1,040 | 122,265 |
| FOP | 112 | 30 | | 34 | 3,998 |
| FST | 120 | 55 | | 66 | 7,759 |
| UOP | 20 | 20 | | 4 | 471 |
| TOTALS | 1,484 | | | 1,336 | 157,063 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,336 | 114.0000 | 125.40 | 167,534 | 1977 | 2020 | 0 | 0 | 0 | 6.25 | 93.75 |

1 SINGLE FAM 100% - 2023 Heated Area: 1232 HX Base Yr 2023




215 SW FERNDALE PL, 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 157,063 |
| TOTAL MARKET OB/XF VALUE | 1,000 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 176,563 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 176,563 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 125,152 |
| TOTAL JUST VALUE | 176,563 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 179,419 |

| 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 | | | | | | |

## BUILDING NOTES

## 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 1,000

| 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 11/18/2021 BY JB Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS