

LOT 18 BLOCK C AZALEA PARK S/D U
 COMM SE COR SW1/4 OF NE1/4, RUN
 175 FT, N 25 FT FOR POB, CONT N

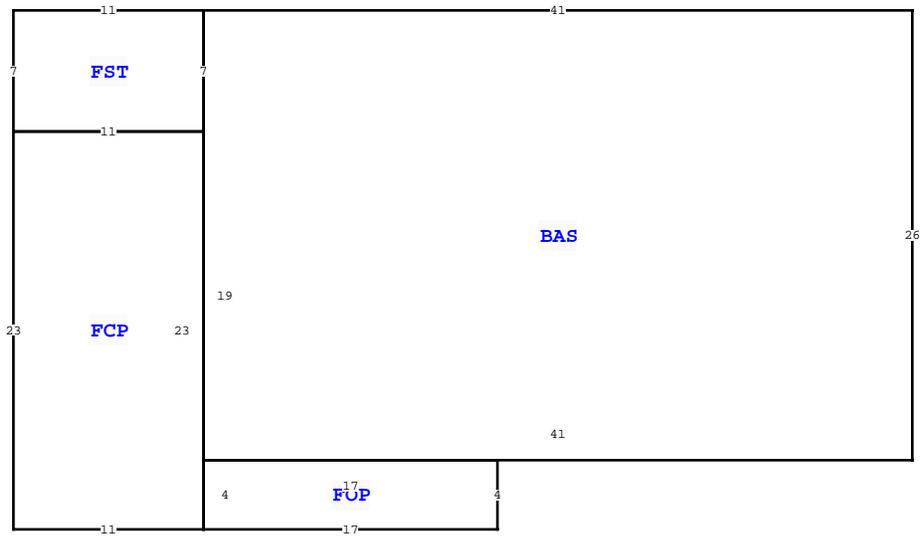
VAUGHN RYAN M
 273 SW FERNDAL PL
 LAKE CITY, FL 32025

2026

19-4S-17-08540-118

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	03	MASONRY	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
BAS	1,066	100	
FCP	253	25	
FOP	68	30	
FST	77	55	
TOTALS	1,464		

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%	- 2017								
				Heated Area:	1066			HX Base Yr	2017		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			104,356	
TOTAL MARKET OB/XF VALUE			2,830	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			125,686	
SOH/AGL Deduction			44,175	
ASSESSED VALUE			81,511	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			30,100	
TOTAL JUST VALUE			125,686	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			125,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32158	MAINT/ALTR	35	07/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0205	8/10/2016	WD Q	Q	I	01	84,900
GRANTOR: LAURA KRAFT (UNMARRIE)						
GRANTEE: RYAN M VAUGHN (UNMA						
1277/2563	6/02/2014	WD U	U	I	11	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LAURA KRAFT						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 FST= W11 S7 E11 N7\$S7 FCP= W11 S23 E11 N23\$ S19 FOP= S4 E17 N4 W17\$ E41 N26\$.	

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	0	1.00	UT	0.00	100	0	0	3	100	80
2	0120	CLFENCE 4	0	100	0	0	0	300.00	UT	7.50	100	2008	2008	3	100	2,250
3	0296	SHED METAL	0	100	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	500

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							