LOT 3 BLOCK D AZALEA PARK UNREC.
COMM SE COR SW1/4 OF NE1/4, RUN
385 FT FOR POB, CONT W 105 FT, S

AAJM HOLDINGS LLC
5556 NW LAKE JEFFREY ROAD
LAKE CITY, FL 32055

2027

19-4S-17-08540-153

BUILDING CHARACTERISTICS

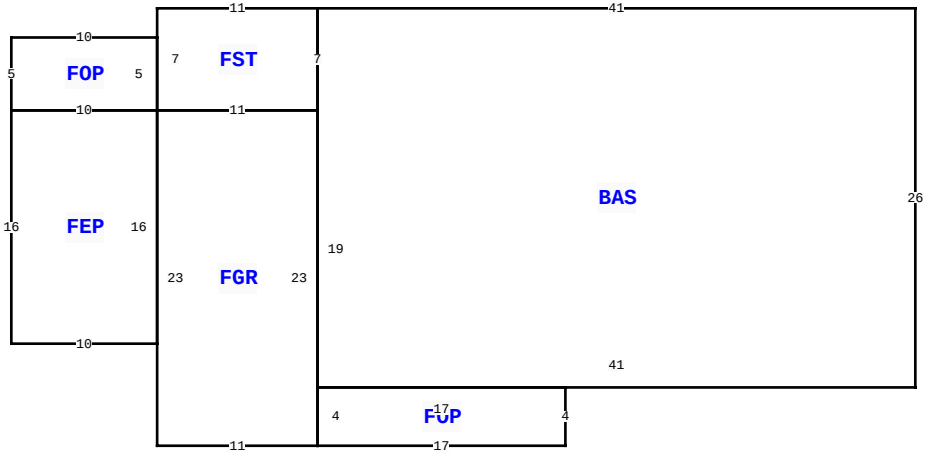
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,066	100		1,066	84,451
FEP	160	80		128	10,141
FGR	253	55		139	11,012
FOP	50	30		15	1,188
FOP	68	30		20	1,585
FST	77	55		42	3,327
TOTALS	1,674			1,410	111,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	110.8000	121.88	171,851	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1066 HX Base Yr



232 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	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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	111,703
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	131,403
SOH/AGL Deduction	0
ASSESSED VALUE	131,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,403
TOTAL JUST VALUE	131,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31751	REMODEL	0	02/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/82	4/15/2025	WD	U	I	11	100
GRANTOR: MCRAE TERRELL H						
GRANTEE: AAJM HOLDINGS LLC						
1521/2529	8/23/2024	QC	U	I	11	100
GRANTOR: MCRAE THOMAS BRADLEY						
GRANTEE: MCRAE TERRELL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W11 S7 E11 N7$S7 FGR= W11 FOP= N5 W10 S5 E10$ FEP= W10 S16 E10 N16$ S23 E11 N23$ S19 FOP= S4E17 N4W17$ E41 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 05/16/2017 BY DF Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS