LOT 5 BLOCK D AZALEA PARK S/D UN
COMM SW COR SW1/4 OF NE1/4, RUN
136.71 FT, E 231.26 FT, N 175 FT

TOMLINSON DARYL E/TOMLINSON TINA M
194 SW FERNDALE PL
LAKE CITY, FL 32025

2027

19-4S-17-08540-155

BUILDING CHARACTERISTICS

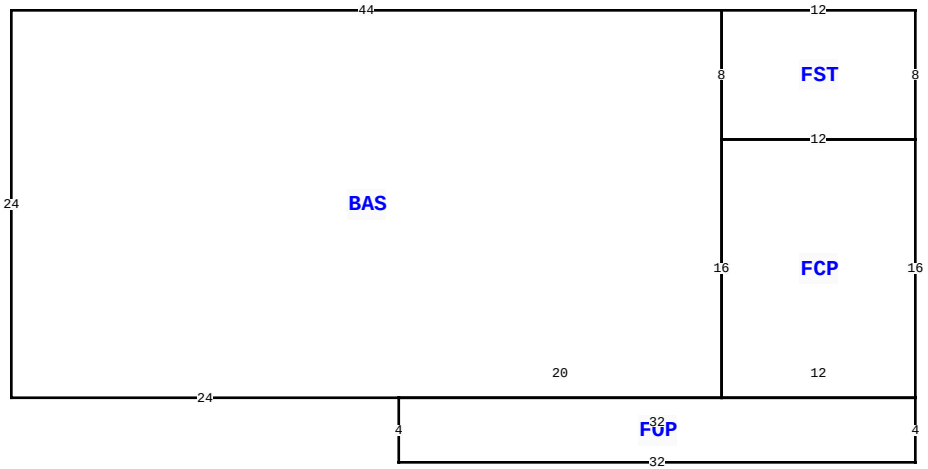
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,056	100		1,056	86,102
FCP	192	25		48	3,914
FOP	128	30		38	3,099
FST	96	55		53	4,321
TOTALS	1,472			1,195	97,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	114.0360	125.44	149,901	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1056 HX Base Yr 1996



194 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	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	97,436
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	116,536
SOH/AGL Deduction	55,034
ASSESSED VALUE	61,502
TOTAL EXEMPTION VALUE	HX HB 36,502
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	116,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/2675	4/06/1995	PR	Q	I		38,000

GRANTOR: J T BATTLE JR PRC

GRANTEE: TOMLINSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E24 FOP= S4 E32N4 W32$ E20 FCP= E12 N16 W12 S16$
N16 FST= E12 N8 W12 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 600

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 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