LOT 6 BLOCK D AZALEA PARK S/D UN
COMM SW COR SW1/4 OF NE1/4, RUN
N 136.71 FT, E 231.26 FT, N 175

GILLYARD CAVIN/GILLYARD TAMEKA
174 SW FERNDALE PL
LAKE CITY, FL 32025

2027

19-4S-17-08540-156

BUILDING CHARACTERISTICS

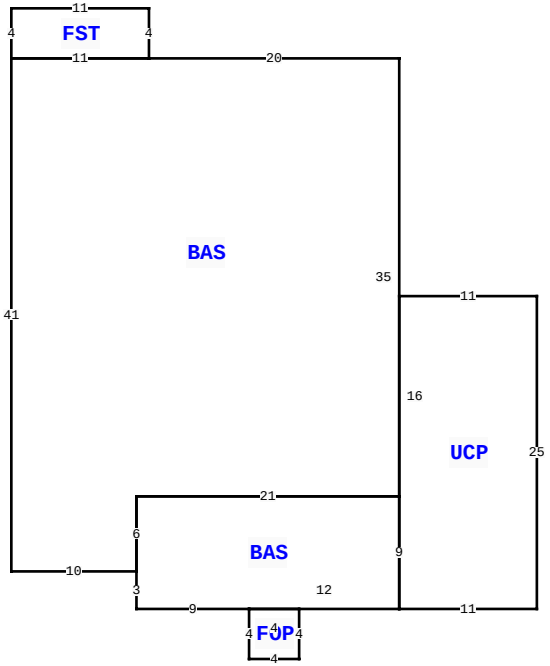
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	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	189	100		189	14,703
BAS	1,145	100		1,145	89,072
FOP	16	30		5	389
FST	44	55		24	1,867
UCP	275	20		55	4,278
TOTALS	1,669			1,418	110,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	108.8000	119.68	169,706	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1334 HX Base Yr 2021



174 SW FERNDALE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,309
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		129,509
SOH/AGL Deduction		30,077
ASSESSED VALUE		99,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,021
TOTAL JUST VALUE		129,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/1738	10/01/2020	QC	U	I	11	100
GRANTOR: DONALD GILLYARD						
GRANTEE: CAVIN & TAMEKA GILL						
1419/2184	9/15/2020	QC	U	I	11	100
GRANTOR: KATRINA GILLYARD						
GRANTEE: DONALD GILLYARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= N4 W11 S4 E11$W11S41 E10 BAS= S3 E9 FOP= S4 E4 N4 W4$ E12 N9 W21 S6$ N6E21 UCP= S9 E11 N25 W11 S16$ N35$.

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	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 700

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