

LOT 12 BLOCK D AZALEA PARK S/D U
 COMM SE COR OF SW1/4 OF NE1/4, R
 FT, W 1131.16 FT, S 278.18 FT, E

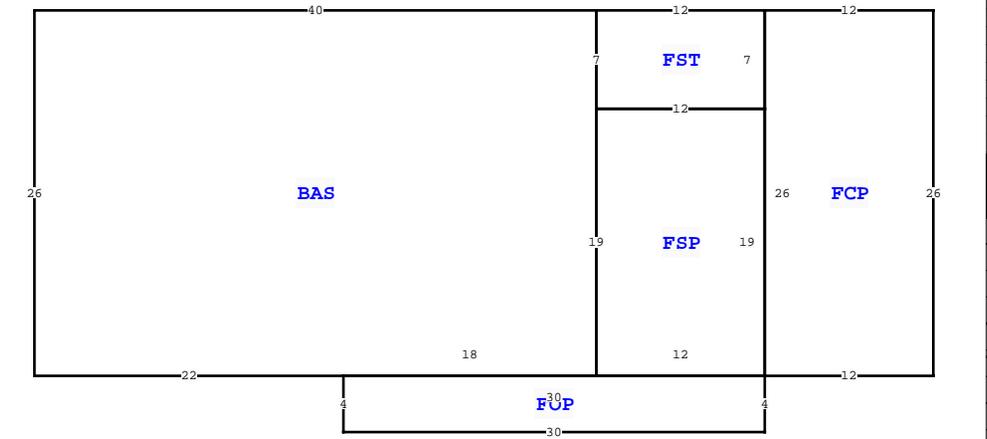
NORMAN FRANK EUGENE/NORMAN CHARLOTTE LOUISE
 147 SW PETUNIA PLACE
 LAKE CITY, FL 32025

2026

19-4S-17-08540-162


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,291	118.5000	135.09	174,401	1976	1976		0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	91,321
FCP	312	25		78	6,849
FOP	120	30		36	3,161
FSP	228	40		91	7,990
FST	84	55		46	4,039
TOTALS	1,784			1,291	113,361

L	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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION		TOTAL OB/XF 1,000																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	113,361			
TOTAL MARKET OB/XF VALUE	1,000			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	132,861			
SOH/AGL Deduction	58,163			
ASSESSED VALUE	74,698			
TOTAL EXEMPTION VALUE	HX HB 49,698			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	132,861			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	130,872			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049388	Remodel	4,995	03/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/652	12/07/2020	WD	U	I	11	100

GRANTOR: KHACHIGAN GLENN A
 GRANTEE: NORMAN FRANK EUGENE
 1305/1462 12/04/2015 CD U I 21 89,900
 GRANTOR: GLENN KHACHIGAN
 GRANTEE: FRANK EUGENE & CHAR

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S26 E22 FOP= S4 E30N4 W30\$ E18 FSP= E12 FCP= E12 N26 W12 S26\$ N19 W12 S19\$ N19 FST= E12 N7 W12 S7\$ N7\$.	