

LOT 14 BLOCK E AZALEA PARK S/D U
 COMM SW COR OF SW1/4 OF NE1/4, R
 25.02 FT FOR POB, CONT N 111.69

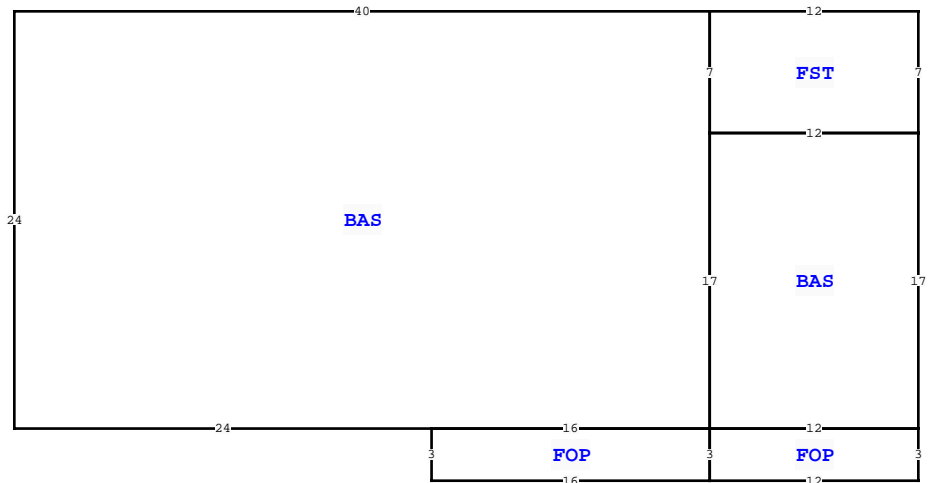
CARSON CYNTHIA L
 1853 SW PACKARD ST
 LAKE CITY, FL 32025

2026

19-4S-17-08540-214

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 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	% COND
0100	01	1,235	113.3220	126.92	156,746	1974	1974	0	0	35.00
1 SINGLE FAM 100% - 2017 Heated Area: 1164 HX Base Yr 2017										



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	16,830
BAS	960	100		960	79,198
FOP	36	30		11	907
FOP	48	30		14	1,155
FST	84	55		46	3,795
TOTALS	1,332			1,235	101,885

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	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

TOTAL OB/XF										
1,000										

LAND DESCRIPTION																								
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							

TOTAL OB/XF										
1,000										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			101,885
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			121,385
SOH/AGL Deduction			53,212
ASSESSED VALUE			68,173
TOTAL EXEMPTION VALUE	HX HB	43,173	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			121,385
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045434	Roof Replacement	11,000	09/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/2278	8/20/2016	WD	U	I	11	100
GRANTOR: WAYNE M CARSON JR						
GRANTEE: CYNTHIA L CARSON						
1094/1674	8/22/2006	WD	Q	I	01	100
GRANTOR: KATHERINE R HODGES (R						
GRANTEE: WAYNE M JR & CYNTHI						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS= W40 S24 E24 FOP= S3 E16 N3 W16\$ E16 FOP= S3 E12 N3 W12\$BAS= E12 N17 W12 S17\$ N17 FST= E12 N7W12 S7\$ N7\$.										