

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

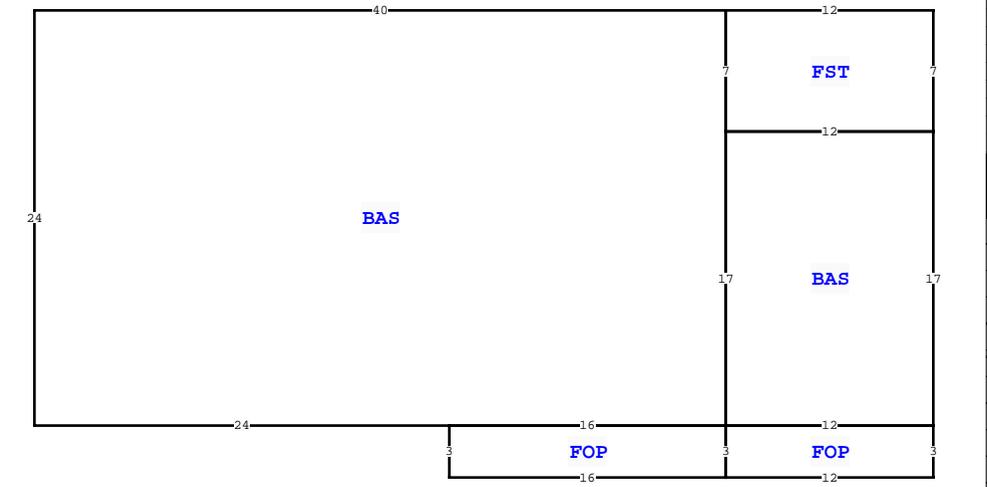
CARSON CYNTHIA L  
 1853 SW PACKARD ST  
 LAKE CITY, FL 32025

**2026**

19-4S-17-08540-214  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	NORM	% COND
0100	01	1,235	113.3220	129.19	159,550	1974	1974	0	0	35.00	65.00



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	204	100		204	17,131
BAS	960	100		960	80,614
FOP	36	30		11	924
FOP	48	30		14	1,176
FST	84	55		46	3,863
TOTALS	1,332			1,235	103,708

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

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				103,708
TOTAL MARKET OB/XF VALUE				1,000
TOTAL LAND VALUE - MARKET				18,500
TOTAL MARKET VALUE				123,208
SOH/AGL Deduction				55,035
ASSESSED VALUE				68,173
TOTAL EXEMPTION VALUE	HX HB			43,173
BASE TAXABLE VALUE				25,000
TOTAL JUST VALUE				123,208
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	

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\$.	