LOT 31 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 621.72 FT FOR POB, CONT W 105

BRYANT PATRICIA A
194 SW PETUNIA PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

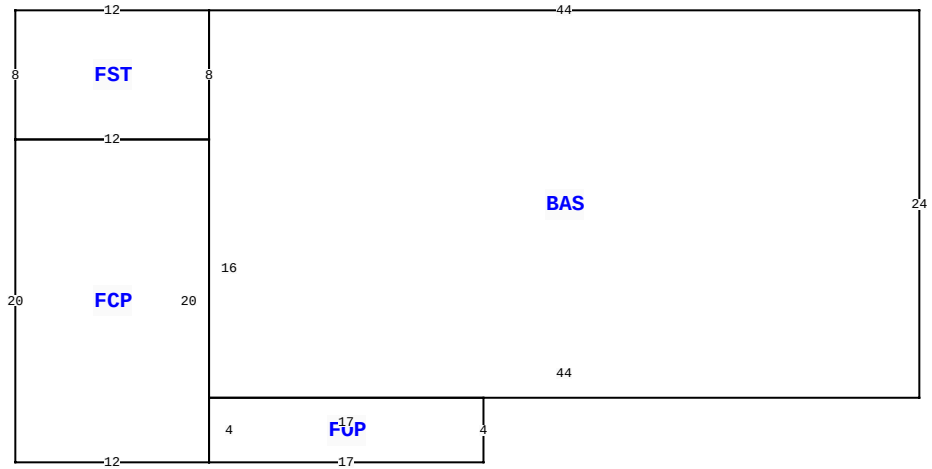
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	91,586
FCP	240	25		60	5,204
FOP	68	30		20	1,735
FST	96	55		53	4,597
TOTALS	1,460			1,189	103,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	119.1360	133.43	158,648	1978	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1056 HX Base Yr 2006



194 SW PETUNIA PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,121
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		123,021
SOH/AGL Deduction		50,100
ASSESSED VALUE		72,921
TOTAL EXEMPTION VALUE	HX HB	47,921
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049306	Electrical Servic	0	02/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1035/1851	1/12/2005	WD	Q	I		74,800
GRANTOR: ROBERT ROYER						
GRANTEE: PATRICIA A BRYANT						
1028/2784	10/06/2004	CT	Q	I	01	50,000
GRANTOR: CLERK OF COURT (CARMI						
GRANTEE: ROBERT ROYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S8 E12 N8$S8 FCP= W12 S20 E12 N20$ S16 FOP= S4 E17 N4 W17$ E44 N24$.

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	0	0	3	100	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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 12/02/2024 BY SYS Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS