LOT 34 BLOCK A AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
136.71 FT, E 341.08 FT FOR POB,

CURTIS CAROLYN B
PO BOX 2922
LAKE CITY, FL 32056

2026

19-4S-17-08540-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

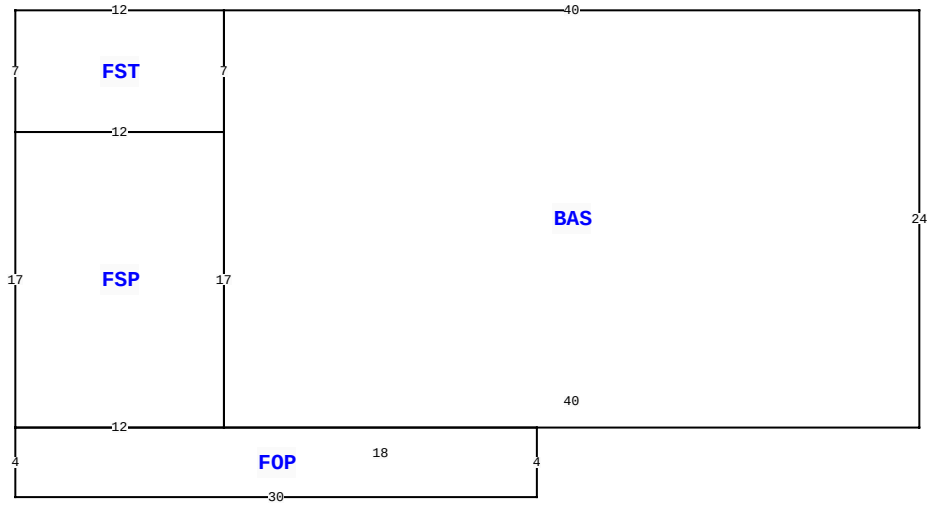
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	960	100		960	82,337
FOP	120	30		36	3,088
FSP	204	40		82	7,033
FST	84	55		46	3,946
TOTALS	1,368			1,124	96,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	117.8100	131.95	148,312	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 960 HX Base Yr



134 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	96,403
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	115,203
SOH/AGL Deduction	0
ASSESSED VALUE	115,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,203
TOTAL JUST VALUE	115,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1385/2573	6/05/2019	LE	U	I	18	100
GRANTOR: LUCILLE J BENZ (ENH L						
GRANTEE: CAROLYN B CURTIS (R						
1362/0653	6/11/2018	WD	U	I	30	100
GRANTOR: LUCILLE J BENZ						
GRANTEE: LUCILLE J BENZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W12 S7 E12 N7$S7 FSP= W12 S17 E12 N17$ S17 FOP= W12 S4 E30 N4 W18$ E40 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/15/2017 BY RP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/06/2025 BY SYS