

LOT 35 BLOCK A AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
N 136.75 FT, E 231.26 FT FOR POB

HAMPTON MAXWELL
114 SW PETUNIA PL
LAKE CITY, FL 32055

2026

19-4S-17-08540-035



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	02 100

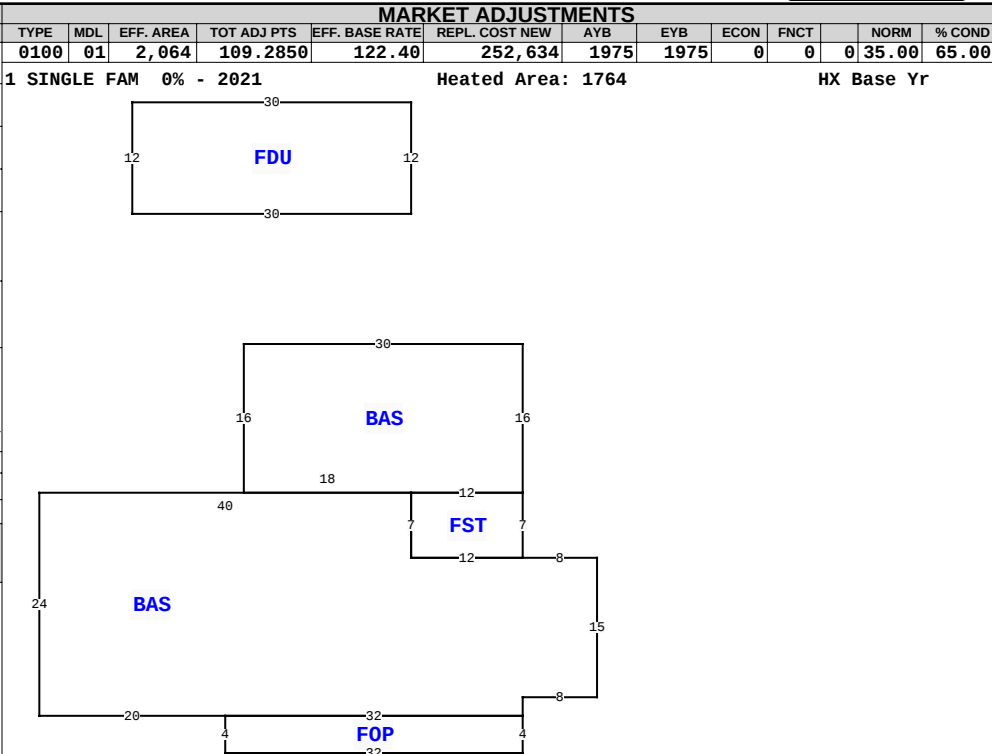
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	480	100		480	38,189
BAS	1,284	100		1,284	102,155
FDU	360	60		216	17,185
FOP	128	30		38	3,023
FST	84	55		46	3,660
TOTALS	2,336			2,064	164,212

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	10	25	250.00	UT	1.50
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00



114 SW PETUNIA PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,064	109.2850	122.40	252,634	1975	1975	0	0	0 35.00	65.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	164,212
TOTAL MARKET OB/XF VALUE	3,875
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,587
SOH/AGL Deduction	0
ASSESSED VALUE	186,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,587
TOTAL JUST VALUE	186,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31661	MAINT/ALTR	35	12/23/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1423/2254	11/05/2020	WD	Q	I	01	156,900
GRANTOR: GARY K & JEANNIE M FR						
GRANTEE: MAXWELL HAMPTON						
0759/1134	4/29/1992	WD	Q	I		35,200
GRANTOR: BROCK MATTHEW						
GRANTEE: GARY K FREE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W40 S24 E20 FOP= S4 E32N4 W32\$ E32 N2 E8 N15 W8 FST= N7 W12 S7 E12\$ W12 N7\$ BAS= E12 N16 W30 S16 E18\$ PTR= N30 FDU= N12 W30 S12 E30\$ S30\$.									