

LOT 36 BLOCK A AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
136.71 FT FOR POB, RUN E 231.26

MASON ROGER III/MASON ALLYSON
102 SW PETUNIA PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-036



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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/

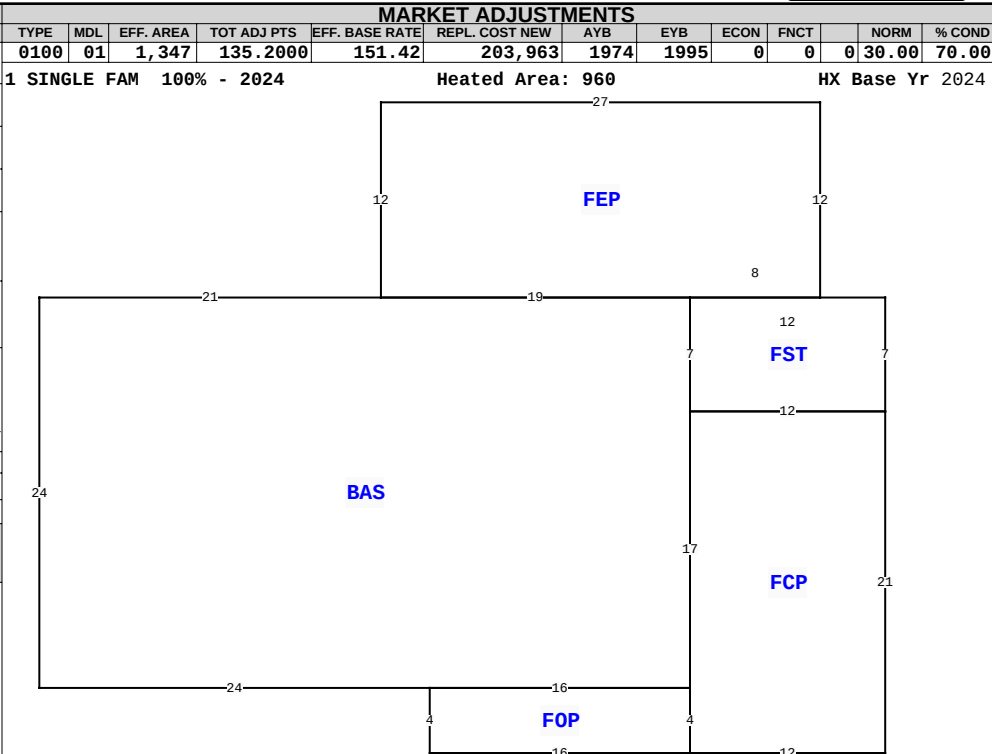
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	101,754
FCP	252	25		63	6,677
FEP	324	80		259	27,453
FOP	64	30		19	2,014
FST	84	55		46	4,876

TOTALS 1,684 1,347 142,774

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
4	0294	SHED WOOD/	0 100	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	100		00	0.00	0.00	1.00

REVIEW DATE 02/21/2023 BY ME



102 SW PETUNIA PL, LAKE CITY

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1993	1993	3	100	1,500	
100	1993	1993	3	100	1,200	
100	2017	2017	3	100	400	
100	2017	2017	3	100	1,800	

TOTAL OB/XF									
4,900									

Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	142,774		
TOTAL MARKET OB/XF VALUE	4,900		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	166,174		
SOH/AGL Deduction	0		
ASSESSED VALUE	166,174		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	115,452		
TOTAL JUST VALUE	166,174		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	168,214		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045713	Electrical Servic	0	10/19/2022
000041807	Roof Replacement	6,200	04/27/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1482/1182	1/05/2023	WD	Q	I	01
GRANTOR: ROBERTS JAMES					
GRANTEE: MASON ROGER III					
1356/0745	3/20/2018	QC	U	I	11
GRANTOR: JAMES ROBERTS					
GRANTEE: JAMES ROBERTS & JOE					

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 S24 E24 FOP= S4 E16N4 W16\$ E16 FCP= S4 E12 N21 W12 S17\$ N17 FST= E12 N7 W12 S7\$ N7 FEP= E8 N12 W27 S12 E19\$ W19\$.

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