LOT 10 BLOCK D AZALEA PARK S/D U
COMM SE COR SW1/4 OF NE1/4, RUN
1131.16 FT, S 25.30 FT, S 126.44

HORNE JOHNNA THOMAS/ANDERSON RHONDA MCGAVISK
107 SW PETUNIA PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-160

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

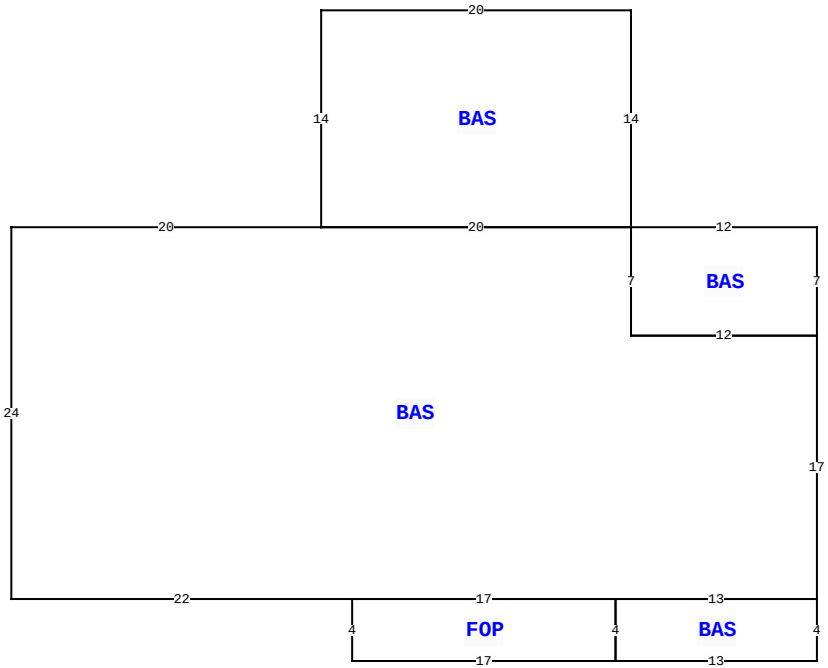
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	52	100		52	4,404
BAS	84	100		84	7,114
BAS	280	100		280	23,711
BAS	1,164	100		1,164	98,570
FOP	68	30		20	1,694
TOTALS	1,648			1,600	135,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	116.3250	130.28	208,448	1974	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1580 HX Base Yr 2022



107 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		135,491
TOTAL MARKET OB/XF VALUE		1,320
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		155,311
SOH/AGL Deduction		38,534
ASSESSED VALUE		116,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,055
TOTAL JUST VALUE		155,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051939	Roof Replacement	5,800	12/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/942	10/29/2021	WD	U	I	30	120,000
GRANTOR: HORNE JACKSON LOGAN						
GRANTEE: HORNE JOHNNA THOMAS						
1396/0348	10/04/2019	WD	U	I	30	115,300
GRANTOR: LOLLIE DWAYNE LAW & K						
GRANTEE: JACKSON LOGAN HORNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E22 FOP= S4 E17N4 W17$ E17 BAS= S4 E13 N4 W13$ E13 N17 BAS= N7 W12 S7 E12$ W12 N7 BAS= N14 W20 S14 E20$ W20$.

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	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	1993	1993	3	50	720	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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 05/16/2017 BY DF Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS