LOT 12 BLOCK D AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
FT, W 1131.16 FT, S 278.18 FT, E

NORMAN FRANK EUGENE/NORMAN CHARLOTTE LOUISE
147 SW PETUNIA PLACE
LAKE CITY, FL 32025

2025

19-4S-17-08540-162

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

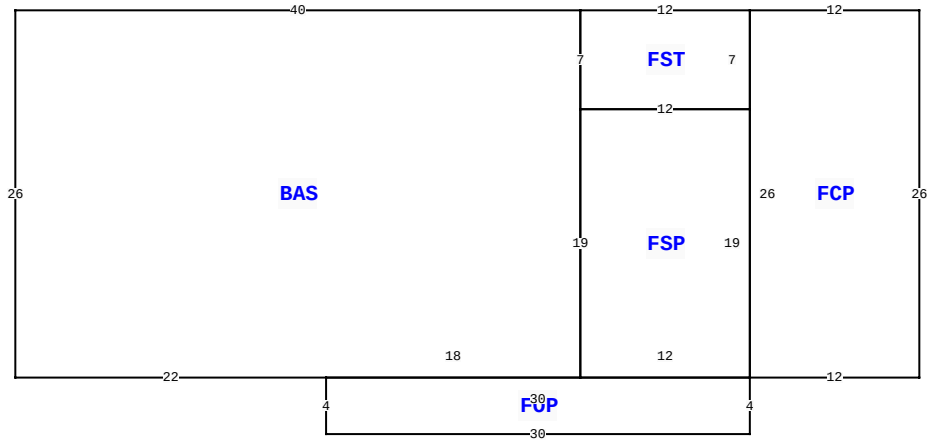
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,040	100		1,040	86,514
FCP	312	25		78	6,488
FOP	120	30		36	2,995
FSP	228	40		91	7,570
FST	84	55		46	3,827
TOTALS	1,784			1,291	107,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,291	118.5000	127.98	165,222	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1040 HX Base Yr 2016



147 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		107,394
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		126,894
SOH/AGL Deduction		54,160
ASSESSED VALUE		72,734
TOTAL EXEMPTION VALUE	HX HB	47,734
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,907

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049388	Remodel	4,995	03/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/652	12/07/2020	WD	U	I	11	100
GRANTOR: KHACHIGAN GLENN A						
GRANTEE: NORMAN FRANK EUGENE						
1305/1462	12/04/2015	CD	U	I	21	89,900
GRANTOR: GLENN KHACHIGAN						
GRANTEE: FRANK EUGENE & CHAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E22 FOP= S4 E30N4 W30$ E18 FSP= E12 FCP= E12 N26 W12 S26$ N19 W12 S19$ N19 FST= E12 N7 W12 S7$ N7$.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/07/2025 BY SYS