LOT 13 BLOCK D AZALEA PARK S/D U
COMM SW COR SW1/4 OF NE1/4, RUN
N 136.71 FT, E 231.26 FT, N 175

MEDINA ELIZABETH
167 SW PETUNIA PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-163

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

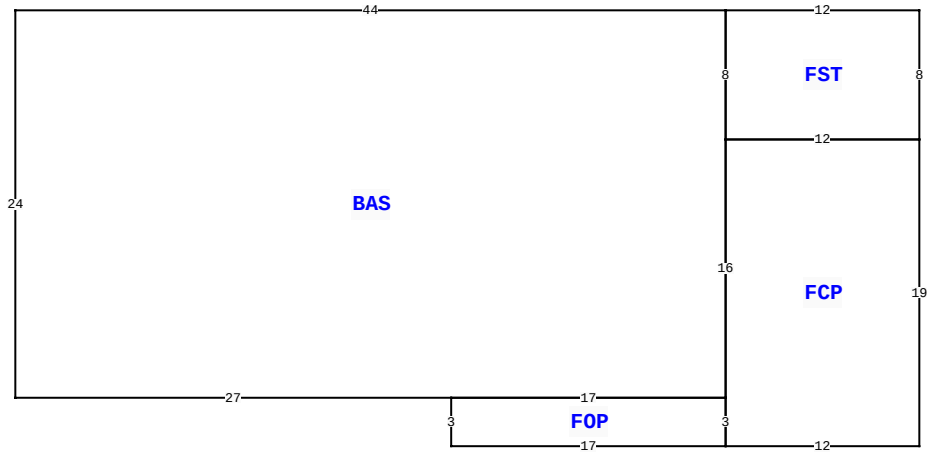
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,056	100		1,056	77,351
FCP	228	25		57	4,175
FOP	51	30		15	1,099
FST	96	55		53	3,882
TOTALS	1,431			1,181	86,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,181	100.6128	112.69	133,087	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1056 HX Base Yr 2023



167 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		86,507
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		106,607
SOH/AGL Deduction		70,350
ASSESSED VALUE		36,257
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,257
TOTAL JUST VALUE		106,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29163	MAINT/ALTR	25	02/03/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/2384	8/18/2017	WD	U	I	37	45,500
GRANTOR: DEREK VINCENT CUMMING						
GRANTEE: ELIZABETH MEDINA						
1342/2382	8/15/2017	WD	U	I	11	0
GRANTOR: DANIEL T CUMMINGS						
GRANTEE: DEREK VINCENT CUMMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E27 FOP= S3 E17N3 W17$ E17 FCP= S3 E12 N19 W12 S16$ N16 FST= E12 N8 W12 S8$ N8$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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 11/10/2025 BY SYS