LOT 15 BLOCK D AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
136.71 FT, E 231.26 FT, N 175 FT

ALTMAN BAILEY ERIN
205 SW PETUNIA PL
LAKE CITY, FL 32025

2026

19-4S-17-08540-165

BUILDING CHARACTERISTICS

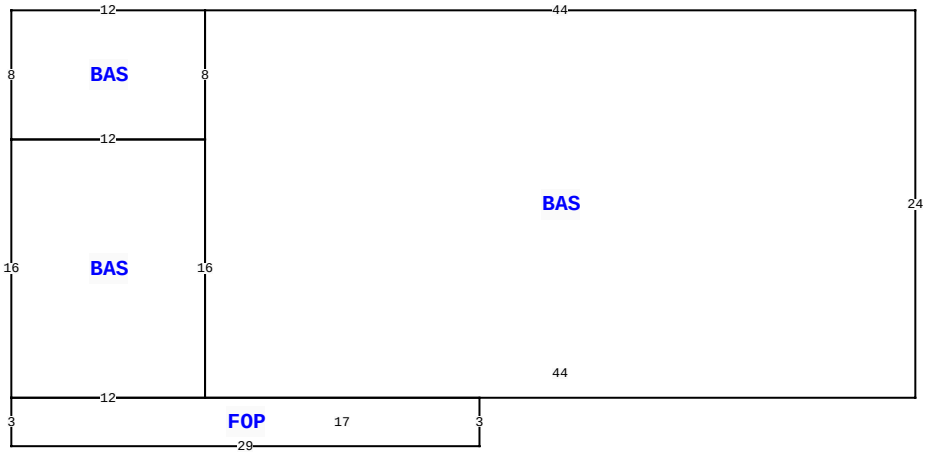
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	96	100		96	10,955
BAS	192	100		192	21,910
BAS	1,056	100		1,056	120,503
FOP	87	30		26	2,967
TOTALS	1,431			1,370	156,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	135.8500	152.15	208,446	1978	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1344 HX Base Yr 2025



205 SW PETUNIA PL, LAKE CITY

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

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	0294	SHED WOOD/	0	100	20	16	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,334
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		176,734
SOH/AGL Deduction		0
ASSESSED VALUE		176,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,012
TOTAL JUST VALUE		176,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042026	Roof Replacement	8,415	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2260	2/08/2024	QC	U	I	11	100
GRANTOR: LESSMAN JOSHUA						
GRANTEE: ALTMAN BAILEY FKA B						
1449/90	9/29/2021	WD	Q	I	01	187,000
GRANTOR: VANN MARC JR						
GRANTEE: LESSMAN JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S8 S16 E44 N24 $
BAS=[ORIG=-44,8] W12 S16 E12 N16 $
BAS=[ORIG=-44,0] W12 S8 E12 N8 $
FOP=[ORIG=-44,24] W12 S3 E29 N3 W17 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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 11/23/2021 BY CP Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS