LOT 16 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

BAILEY BRENETTA/WRIGHT ROSEMARIE
378 SW PECAN GLN
LAKE CITY, FL 32024

2026

19-4S-17-08540-166

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

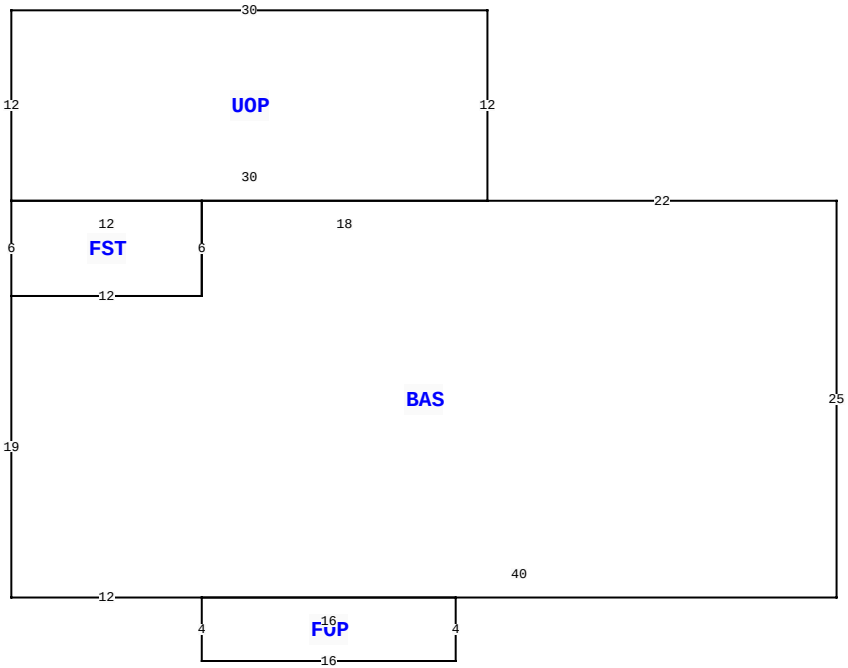
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,228	100		1,228	99,855
FOP	64	30		19	1,545
FST	72	55		40	3,253
UOP	360	20		72	5,855
TOTALS	1,724			1,359	110,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,359	111.7000	125.10	170,011	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1228 HX Base Yr



223 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	110,507
TOTAL MARKET OB/XF VALUE	1,170
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	130,177
SOH/AGL Deduction	0
ASSESSED VALUE	130,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,177
TOTAL JUST VALUE	130,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1001/1721	11/18/2003	WD	Q	I		67,500

GRANTOR: PHILIP RANDALL FREE

GRANTEE: BRENETTA BAILEY & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N12 W30 S12 E30$ W18 FST= W12 S6 E12 N6$ S6 W12 S19 E12 FOP= S4 E16 N4W16$ E40 N25$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,170

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	0		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 11/07/2025 BY SYS