LOT 19 BLOCK D AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 175 FT, S 150 FT FOR POB, CONT

GAYLARD DUSTIN K
281 SW PETUNIA PL
LAKE CITY, FL 32025

2025

19-4S-17-08540-169

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

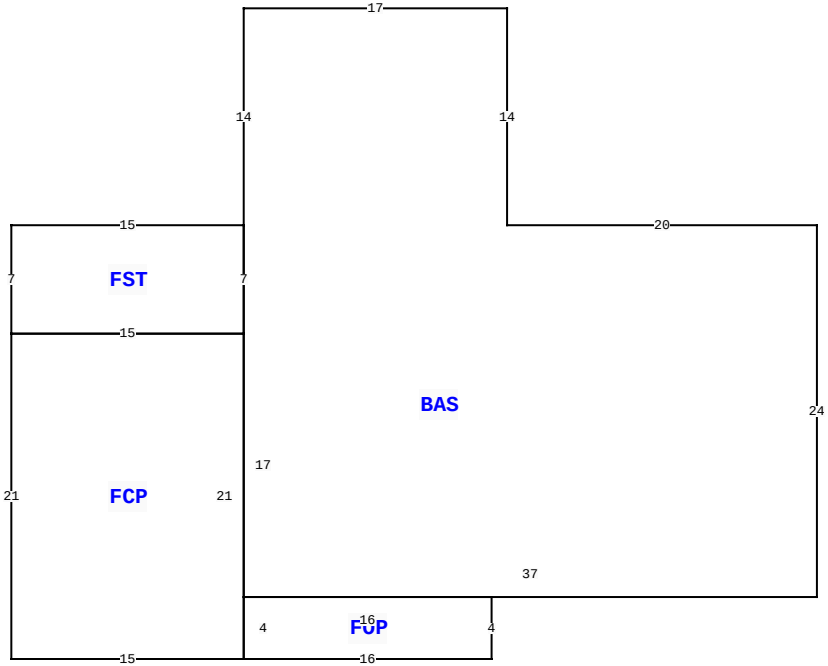
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,126	100		1,126	110,396
FCP	315	25		79	7,745
FOP	64	30		19	1,863
FST	105	55		58	5,687
TOTALS	1,610			1,282	125,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,282	120.4000	130.03	166,698	1974	2000	0	0	0	24.60	75.40

1 SINGLE FAM – 0% - 2022 Heated Area: 1126 HX Base Yr



281 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	125,690
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	145,190
SOH/AGL Deduction	0
ASSESSED VALUE	145,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,190
TOTAL JUST VALUE	145,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,354

SALE:2:1: LOT 19, BLOCK D, AZALEA PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/1379	6/30/2021	WD	Q	I	01	145,000
GRANTOR: CASON MATTHEW & CARRI						
GRANTEE: GAYLARD DUSTIN K						
1095/2209	9/11/2006	WD	Q	I		75,000
GRANTOR: MATTHEW TODD STILES(R						
GRANTEE: MATTHEW & CARRIE CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N14 W17 S14 FST= W15 S7 E15 N7$ S7 FCP= W15 S21 E15 N21$ S17 FOP= S4 E16N4 W16$ E37 N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	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	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: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/09/2025 BY SYS