LOT 26 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
FOR POB, RUN W 201.72 FT, N 125

KENNON KIMBERLY D BRYANT
288 SW PETUNIA PLACE
LAKE CITY, FL 32025

2027

19-4S-17-08540-026

BUILDING CHARACTERISTICS

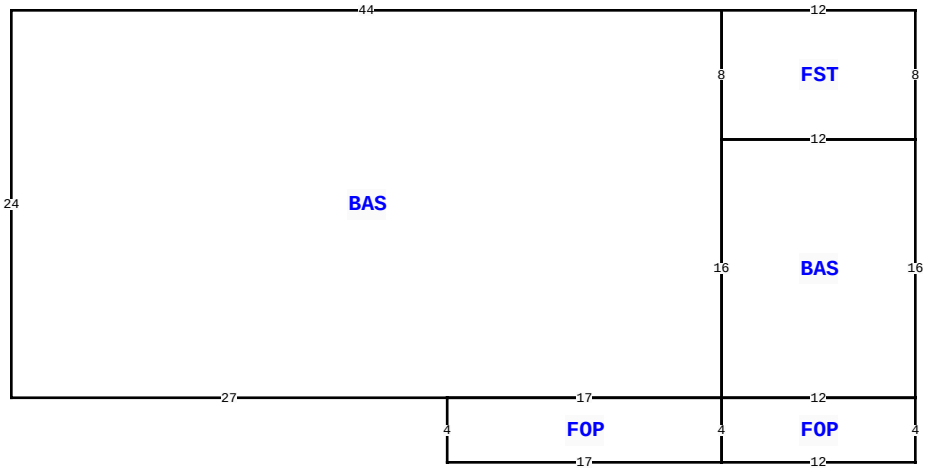
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	192	100		192	15,540
BAS	1,056	100		1,056	85,470
FOP	48	30		14	1,133
FOP	68	30		20	1,619
FST	96	55		53	4,290
TOTALS	1,460			1,335	108,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,335	113.2000	124.52	166,234	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1248 HX Base Yr 2001



288 SW PETUNIA PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,052
TOTAL MARKET OB/XF VALUE	6,700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	133,252
SOH/AGL Deduction	49,902
ASSESSED VALUE	83,350
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	31,939
TOTAL JUST VALUE	133,252
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,213

SALE:1:1: LOT 26, BLK A, AZALEA PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048687	Electrical Servic	0	11/17/2023
23196	REMODEL	0	05/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0897/0612	2/17/2000	WD	Q	I		52,000
GRANTOR: W HADDEN						
GRANTEE: K BRYANT						
0742/0632	2/11/1991	WD	Q	I		29,000
GRANTOR: RURAL HOUSING						
GRANTEE: HADDEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E27 FOP= S4 E17N4 W17$ E17 FOP= S4 E12 N4 W12$
BAS= E12 N16 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	0	0	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	2005	2005	3	100	700	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,700

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 12/02/2024 BY SYS Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS