LOT 28 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 306.72 FT FOR POB, CONT W 105

GIGLIOTTI JEFFREY W
254 SW PETUNIA PLACE
LAKE CITY, FL 32025

2027

19-4S-17-08540-028

BUILDING CHARACTERISTICS

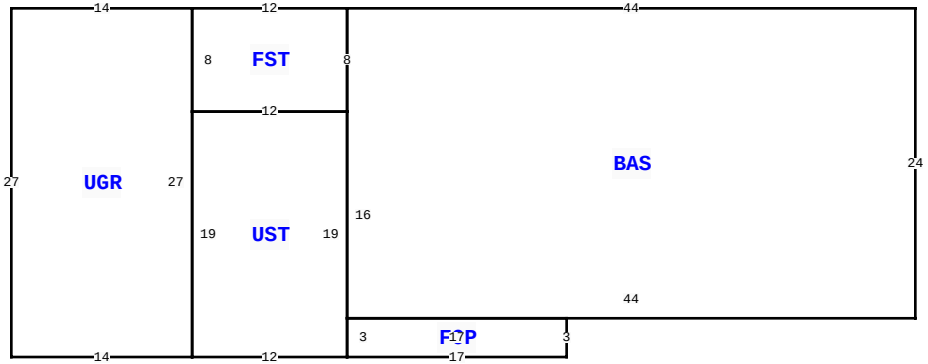
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,056	100		1,056	91,360
FOP	51	30		15	1,298
FST	96	55		53	4,585
UGR	378	45		170	14,708
UST	228	45		103	8,911
TOTALS	1,809			1,397	120,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	121.0000	133.10	185,941	1978	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1056 HX Base Yr 2007



254 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,862
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		141,062
SOH/AGL Deduction		52,616
ASSESSED VALUE		88,446
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,035
TOTAL JUST VALUE		141,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25544	ADDN SFR	0	02/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/1263	2/23/2006	WD	Q	I		115,000
GRANTOR: BILLY G & ERROL TERZI						
GRANTEE: JEFFREY W GIGLIOTTI						
1046/0498	5/04/2005	CT	Q	I	03	62,000
GRANTOR: CLERK OF COURT						
GRANTEE: BILLY G & ERROLL TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 UGR= W14 S27 E14 N27$ S8 E12N8$S8 UST= W12 S19 E12 N19$S16 FOP= S3 E17 N3 W17$ E44N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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 08/20/2018 BY BC Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS