

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
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
BAS	1,056	100	
FCP	240	25	
FOP	68	30	
FST	96	55	
TOTALS	1,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2006								
Heated Area: 1056						HX Base Yr 2006					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		103,121	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		123,021	
SOH/AGL Deduction		50,312	
ASSESSED VALUE		72,709	
TOTAL EXEMPTION VALUE	HX HB	47,709	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		123,021	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		123,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049306	Electrical Servic	0	02/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/1851	1/12/2005	WD	Q	I		74,800
GRANTOR: ROBERT ROYER						
GRANTEE: PATRICIA A BRYANT						
1028/2784	10/06/2004	CT	Q	I	01	50,000
GRANTOR: CLERK OF COURT (CARMI)						
GRANTEE: ROBERT ROYER						

EXTRA FEATURES		194 SW PETUNIA PL, LAKE CITY															
L N	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	400	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 FST= W12 S8 E12 N8\$S8 FCP= W12 S20 E12 N20\$ S16 FOP= S4 E17 N4 W17\$ E44 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF												1,400										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							