LOT 32 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 726 FT FOR POB, CONT W 105 FT,

BELEN LOURGIO G
174 SW PETUNIA PL
LAKE CITY, FL 32025

2027

19-4S-17-08540-032

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 80
Interior Floo	15	HARDTILE 20
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

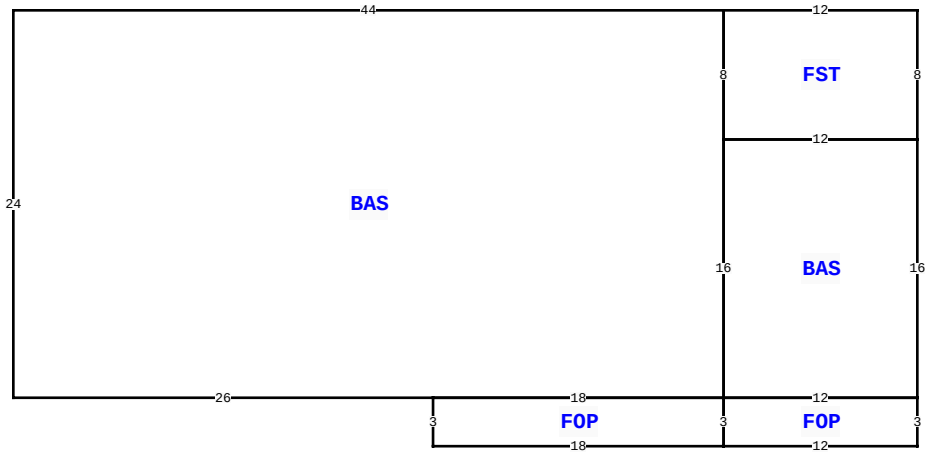
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	16,034
BAS	1,056	100		1,056	88,189
FOP	36	30		11	918
FOP	54	30		16	1,336
FST	96	55		53	4,426
TOTALS	1,434			1,328	110,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,328	116.8000	128.48	170,621	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1248 HX Base Yr 2016



174 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,904
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		130,304
SOH/AGL Deduction		52,756
ASSESSED VALUE		77,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,137
TOTAL JUST VALUE		130,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,324

XFOB:1:1: METAL BUILDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2703	11/14/2023	LE	U	I	14	100
GRANTOR: BELEN LOURGIO G (ENH						
GRANTEE: BELEN OMAYRA (RMDR)						
1296/1521	6/17/2015	WD	Q	I	01	72,000
GRANTOR: 1FF, LLC						
GRANTEE: LOURGIO G BELEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E26 FOP= S3 E18 N3 W18$ E18 FOP= S3 E12 N3 W12$
BAS= E12 N16 W12 S16$ N16 FST= E12 N8 W12S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 900

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 05/15/2017 BY RP Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS