

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,

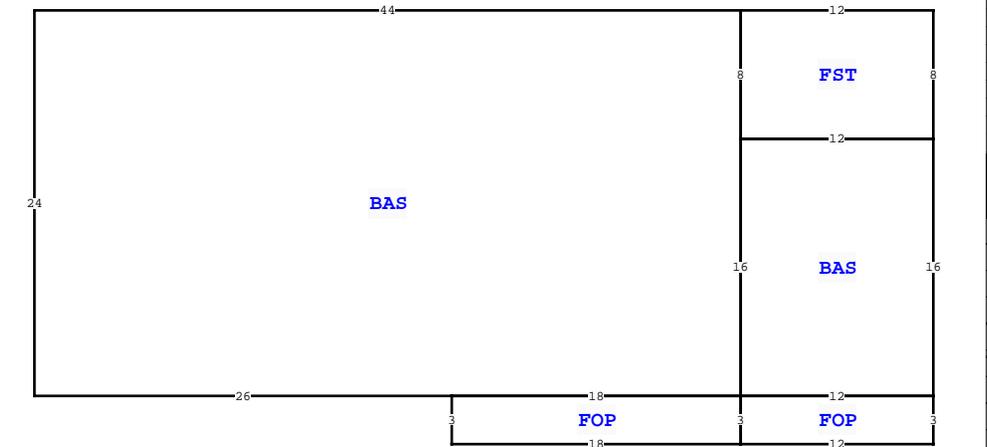
BELEN LOURGIO G
 174 SW PETUNIA PL
 LAKE CITY, FL 32025

2026

19-4S-17-08540-032


BUILDING CHARACTERISTICS	
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 Floor	14 CARPET 80
Interior Floor	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 Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	130.82	173,729	1978	1978	0	0	35.00	65.00



MAP NUM	MKT AREA	06			
19417.020	1.00/				
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	16,326
BAS	1,056	100		1,056	89,795
FOP	36	30		11	935
FOP	54	30		16	1,360
FST	96	55		53	4,506
TOTALS	1,434			1,328	112,924

174 SW PETUNIA PL, LAKE CITY

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

EXTRA FEATURES																	
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	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	

LAND DESCRIPTION TOTAL OB/XF 900

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			112,924
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			132,324
SOH/AGL Deduction			57,035
ASSESSED VALUE			75,289
TOTAL EXEMPTION VALUE	HX HB		50,289
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			132,324
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: IFF, 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\$.