LOT 33 BLOCK A AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
136.71 FT, E 446.08 FT FOR POB,

MARKS CATHERINE SUE
154 SW PETUNIA PL
LAKE CITY, FL 32025

2027

19-4S-17-08540-033

BUILDING CHARACTERISTICS

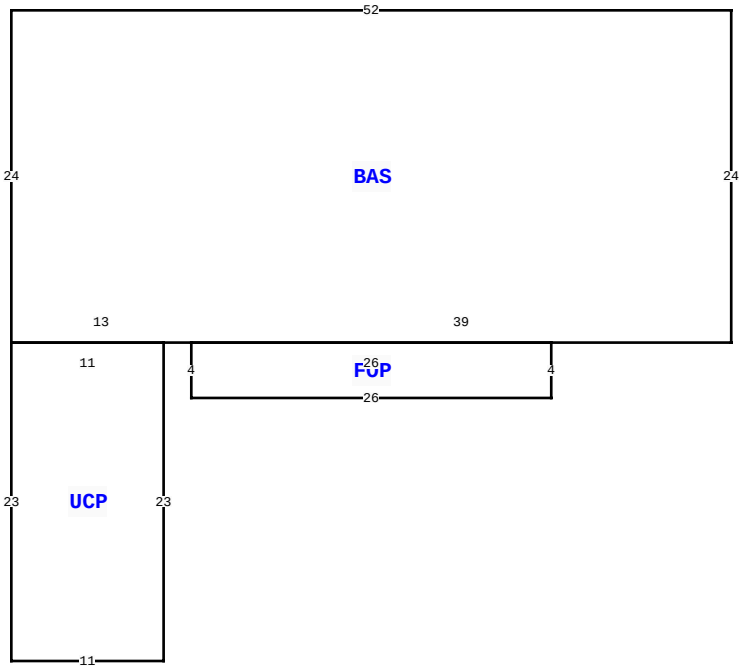
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,248	100		1,248	102,617
FOP	104	30		31	2,549
UCP	253	20		51	4,194
TOTALS	1,605			1,330	109,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,330	115.0000	126.50	168,245	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1248 HX Base Yr 1995



154 SW PETUNIA PL, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	120	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0040	BARN,POLE	0	100	0	0	240.00	UT	5.00	5.00	75	1993	1993	3	75	900	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	50	2012	2012	3	50	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,359
TOTAL MARKET OB/XF VALUE		1,570
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		129,429
SOH/AGL Deduction		58,244
ASSESSED VALUE		71,185
TOTAL EXEMPTION VALUE	HX HB	46,185
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/0191	6/27/2005	QC	Q	I	01	100
GRANTOR: ANDREW MARKS JR						
GRANTEE: CATHERINE MARKS						
0789/1423	4/27/1994	WD	Q	I		36,000
GRANTOR: LAWRENCE L & ERMA V K						
GRANTEE: ANDREWS WILLIAM JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 UCP= S23 E11 N23 W11$ E13 FOP= S4 E26 N4 W26$
E39 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,570

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