LOT 35 BLOCK A AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
N 136.75 FT, E 231.26 FT FOR POB

HAMPTON MAXWELL
114 SW PETUNIA PL
LAKE CITY, FL 32055

2027

19-4S-17-08540-035

BUILDING CHARACTERISTICS

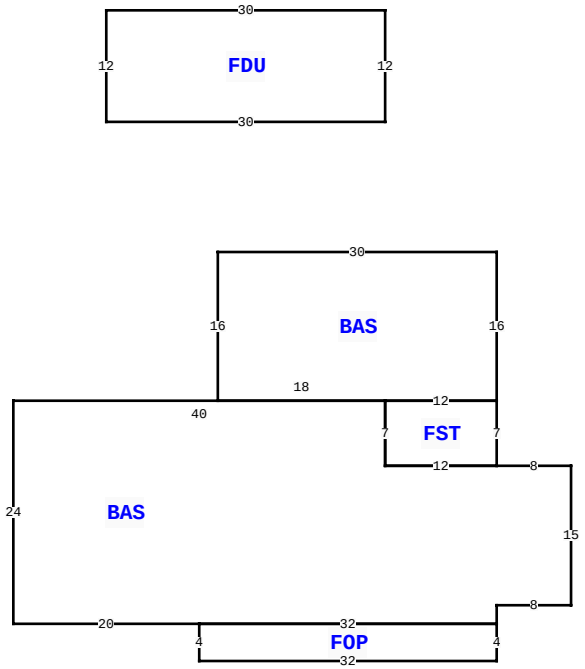
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	02	02 100
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	480	100		480	37,506
BAS	1,284	100		1,284	100,328
FDU	360	60		216	16,877
FOP	128	30		38	2,969
FST	84	55		46	3,595
TOTALS	2,336			2,064	161,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	109.2850	120.21	248,113	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1764 HX Base Yr



114 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	0	10	25	250.00	UT	1.50	1.50	100	1998	1998	3	100	375	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,273
TOTAL MARKET OB/XF VALUE	3,875
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	183,648
SOH/AGL Deduction	0
ASSESSED VALUE	183,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,648
TOTAL JUST VALUE	183,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31661	MAINT/ALTR	35	12/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2254	11/05/2020	WD	Q	I	01	156,900
GRANTOR: GARY K & JEANNIE M FR						
GRANTEE: MAXWELL HAMPTON						
0759/1134	4/29/1992	WD	Q	I		35,200
GRANTOR: BROCK MATTHEW						
GRANTEE: GARY K FREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E20 FOP= S4 E32N4 W32$ E32 N2 E8 N15 W8 FST= N7 W12 S7 E12$ W12 N7$ BAS= E12 N16 W30 S16 E18$ PTR= N30 FDU= N12 W30 S12 E30$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,875

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	0		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: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS