

LOT 36 BLOCK A AZALEA PARK S/D U
 COMM SW COR OF SW1/4 OF NE1/4, R
 136.71 FT FOR POB, RUN E 231.26

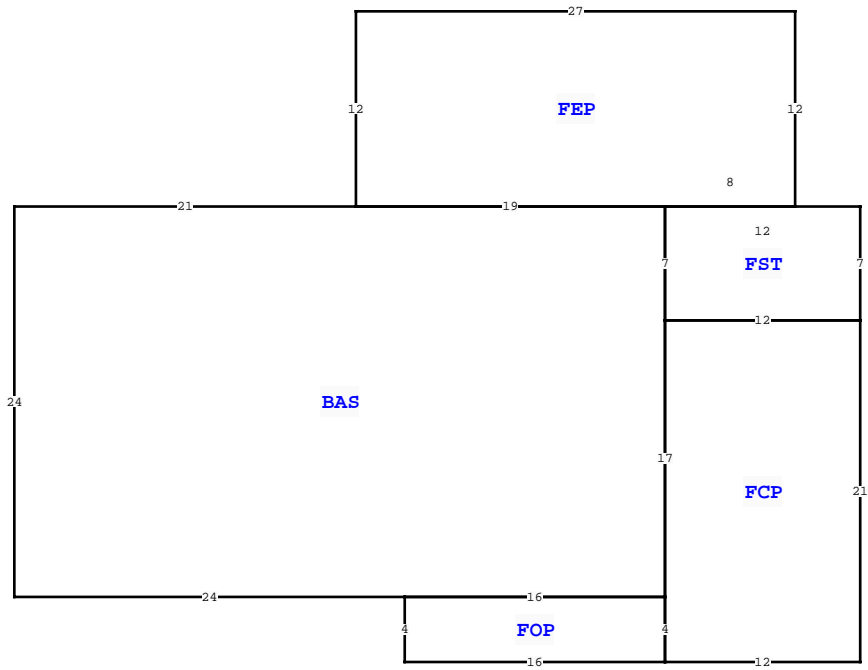
MASON ROGER III/MASON ALLYSON
 102 SW PETUNIA PL
 LAKE CITY, FL 32025

2026

19-4S-17-08540-036


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	100
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
Architectural	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	960	100	
FOP	252	25	
FEP	324	80	
FOP	64	30	
FST	84	55	
TOTALS	1,684		

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%	2024	151.42	203,963	1974	1995	0	0	30.00	70.00	
			Heated Area: 960									HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			142,774	
TOTAL MARKET OB/XF VALUE			4,900	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			170,174	
SOH/AGL Deduction			0	
ASSESSED VALUE			170,174	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			118,763	
TOTAL JUST VALUE			170,174	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			168,214	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045713	Electrical Servic	0	10/19/2022
000041807	Roof Replacement	6,200	04/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/1182	1/05/2023	WD	Q	I	01	195,000
GRANTOR: ROBERTS JAMES						
GRANTEE: MASON ROGER III						
1356/0745	3/20/2018	QC	U	I	11	100
GRANTOR: JAMES ROBERTS						
GRANTEE: JAMES ROBERTS & JOE						

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	0	0.00	0.00	100	1993	1993	3	100	1,500	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	1993	1993	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	1,800	

LAND DESCRIPTION												TOTAL OB/XF												
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	22,500.00	22,500.00	22,500							

REVIEW DATE 02/21/2023 BY ME																													
Total Acres: 0.48						Total Land Value: 22,500						Market: 0						Agricultural: 0						Common: 22,500					