

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

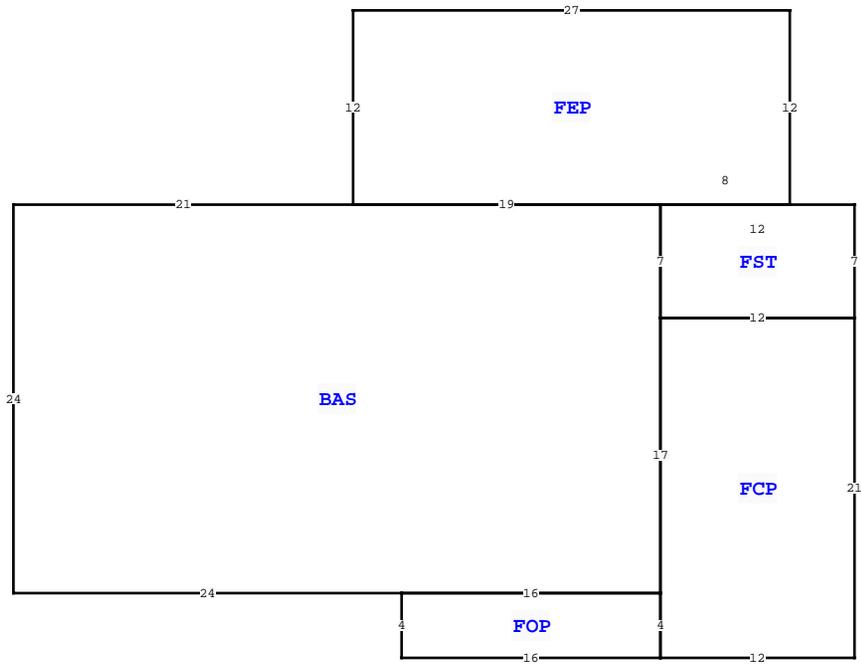
2026

19-4S-17-08540-036


BUILDING CHARACTERISTICS	
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,347	135.2000	151.42	203,963	1974	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 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		18,500	
TOTAL MARKET VALUE		166,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		166,174	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		114,763	
TOTAL JUST VALUE		166,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,214	

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	960	100		960	101,754
FCP	252	25		63	6,677
FEP	324	80		259	27,453
FOP	64	30		19	2,014
FST	84	55		46	4,876
TOTALS	1,684			1,347	142,774

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		102 SW PETUNIA PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0120	CLFENCE 4	0.00
3	0070	CARPORT UF	0.00
4	0294	SHED WOOD/	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 S24 E24 FOP= S4 E16N4 W16\$ E16 FCP= S4 E12 N21 W12 S17\$ N17 FST= E12 N7 W12 S7\$ N7 FEP= E8 N12 W27 S12 E19\$ W19\$.	

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	18,500.00	18,500.00	18,500							