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

2027

19-4S-17-08540-036

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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
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

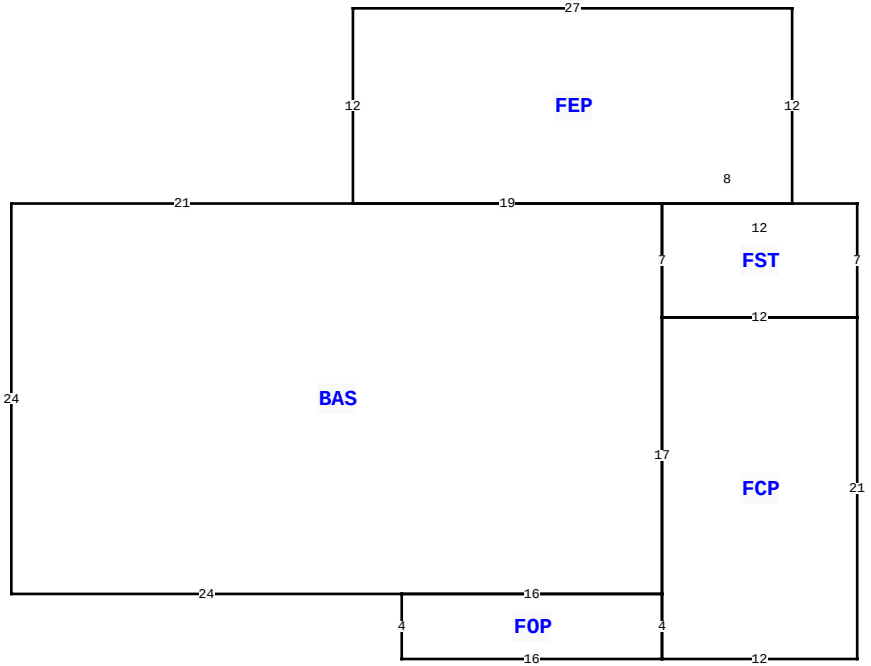
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	99,940
FCP	252	25		63	6,558
FEP	324	80		259	26,963
FOP	64	30		19	1,978
FST	84	55		46	4,789
TOTALS	1,684			1,347	140,228

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	148.72	200,326	1974	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 960 HX Base Yr 2024



102 SW PETUNIA PL, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	1993	1993	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,228
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		167,628
SOH/AGL Deduction		0
ASSESSED VALUE		167,628
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,217
TOTAL JUST VALUE		167,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,174

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						

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 4,900

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	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 PRINTED 11/17/2026 BY SYS