

LOT 17 BLOCK D AZALEA PARK S/D U  
 COMM SE COR OF SW1/4 OF NE1/4, R  
 W 175 FT, S 250 FT, W 200 FT FOR

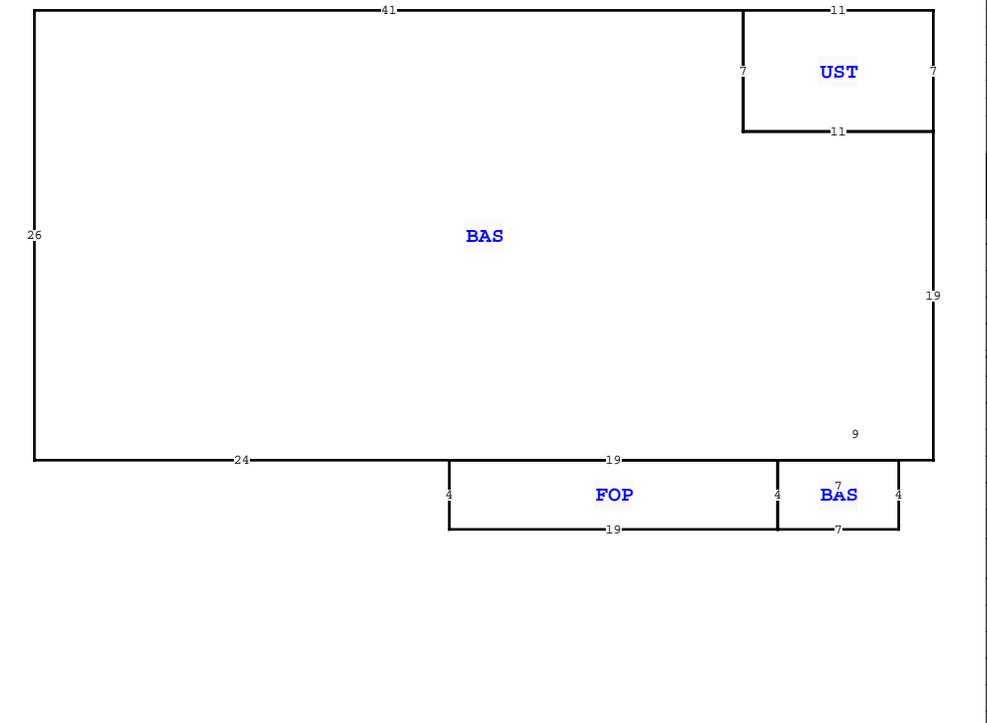
CAPASSO BECKY SUE  
 241 SW PETUNIA PL  
 LAKE CITY, FL 32055

**2026**

19-4S-17-08540-167  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 70
Exterior Wall	05 AVERAGE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,361	109.6000	124.94	170,043	1976	1976	0	0	35.00	65.00



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	28	100		28	2,274
BAS	1,275	100		1,275	103,544
FOP	76	30		23	1,868
UST	77	45		35	2,842
<b>TOTALS</b>	<b>1,456</b>			<b>1,361</b>	<b>110,528</b>

241 SW PETUNIA PL, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

TOTAL OB/XF 12,952

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			110,528
TOTAL MARKET OB/XF VALUE			12,952
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			141,980
SOH/AGL Deduction			72,403
ASSESSED VALUE			69,577
TOTAL EXEMPTION VALUE	HX HB		44,577
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			141,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31831	MAINT/ALTR	30	03/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/0708	11/09/1992	WD	Q	I		41,900

GRANTOR: MICHELE F DUMOND  
 GRANTEE: BECKY SUE CAPASSO

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S26 E24 FOP= S4 E19N4 W19S E19 BAS= S4 E7 N4 W7SE9 N19 UST= N7 W11 S7 E11S W11 N7S.	