LOT 18 BLOCK D AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
W 175 FT, S 250 FT, W 100 FT FOR

O'KEEFE DENNIS E/O'KEEFE ANA MARIA
P O BOX 1793
LAKE CITY, FL 32056

2027

19-4S-17-08540-168

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
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

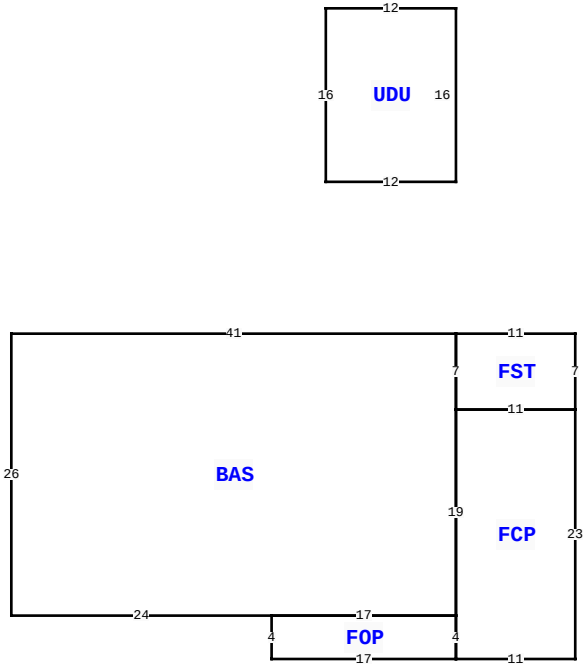
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,066	100		1,066	89,634
FCP	253	25		63	5,298
FOP	68	30		20	1,682
FST	77	55		42	3,531
UDU	192	55		106	8,913
TOTALS	1,656			1,297	109,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,297	117.6000	129.36	167,780	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1066 HX Base Yr



263 SW PETUNIA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	109,057
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	128,157
SOH/AGL Deduction	0
ASSESSED VALUE	128,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,157
TOTAL JUST VALUE	128,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/2462	11/12/2015	WD	Q	I	01	72,000
GRANTOR: EVERETT GREGORY O'DEL						
GRANTEE: DENNIS E & ANA MARI						
1256/2536	7/18/2013	WD	U	I	12	68,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: EVERETT GREGORY ODE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S26 E24 FOP= S4 E17N4 W17$ E17 FCP= S4 E11 N23 W11 S19$ N19 FST= E11 N7 W11 S7$ N7$ PTR=N30 UDU= W12 S16 E12 N16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 600

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 05/16/2017 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS