

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
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 Units	05	CONV	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	1,126	100	
FCP	315	25	
FOP	64	30	
FST	105	55	
TOTALS	1,610		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,282	120.4000	137.26	175,967	1974	2000	0	0	25.63	74.37

1 SINGLE FAM 0% - 2022 Heated Area: 1126 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			130,867
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			150,367
SOH/AGL Deduction			0
ASSESSED VALUE			150,367
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,367
TOTAL JUST VALUE			150,367
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,850

SALE: 2:1: LOT 19, BLOCK D, AZALEA PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1379	6/30/2021	WD Q	Q	I	01	145,000
GRANTOR: CASON MATTHEW & CARRI						
GRANTEE: GAYLARD DUSTIN K						
1095/2209	9/11/2006	WD Q	Q	I		75,000
GRANTOR: MATTHEW TODD STILES (R						
GRANTEE: MATTHEW & CARRIE CA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100

281 SW PETUNIA PL, LAKE CITY

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W20 N14 W17 S14 FST= W15 S7 E15 N7\$ S7 FCP= W15 S21 E15 N21\$ S17 FOP= S4 E16N4 W16\$ E37 N24\$.											

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							