

LOT 26 BLOCK A AZALEA PARK S/D U
COMM SE COR OF SW1/4 OF NE1/4, R
FOR POB, RUN W 201.72 FT, N 125

KENNON KIMBERLY D BRYANT
288 SW PETUNIA PLACE
LAKE CITY, FL 32025

2024

19-4S-17-08540-026



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	08 WD OR PLY 20
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	1.5 100
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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	13,562
BAS	1,056	100	1,056	74,591
FOP	48	30	14	989
FOP	68	30	20	1,412
FST	96	55	53	3,744

TOTALS 1,460 1,335 94,298

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	0	0	3	100	300	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
4	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0 100	10	14	140.00	UT	5.00	5.00	100	2005	2005	3	100	700	
6	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

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							

REVIEW DATE 05/15/2017 BY RP

MARKET ADJUSTMENTS														TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SINGLE FAM - 100% - 2001														0100	01	1,335	113.2000	108.67	145,074	1978	1978	0	0	0 35.00	65.00
Heated Area: 1248														HX Base Yr 2001											

288 SW PETUNIA PL, LAKE CITY

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

04/21/2023 MLU

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EXTRA FEATURES

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2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	50	1993	1993	3	50	900	
4	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0 100	10	14	140.00	UT	5.00	5.00	100	2005	2005	3	100	700	
6	0031	BARN, MT AE	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,800	
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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							

REVIEW DATE 05/15/2017 BY RP

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 94,298

TOTAL MARKET OB/XF VALUE 6,700

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 119,498

SOH/AGL Deduction 42,924

ASSESSED VALUE 76,574

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 26,574

TOTAL JUST VALUE 119,498

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 119,498

SALE:1:1: LOT 26, BLK A, AZALEA PARK