W 40 FT LOT 3 & ALL LOTS 4 & 5 &
LOT 6 BLOCK E AZALEA PARK S/D.
COMM SE COR OF SW1/4 OF NE1/4, R

HOSTICK JOHNNY L/HOSTICK ROBERTA L
1687 SW PACKARD ST
LAKE CITY, FL 32025

2026

19-4S-17-08540-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

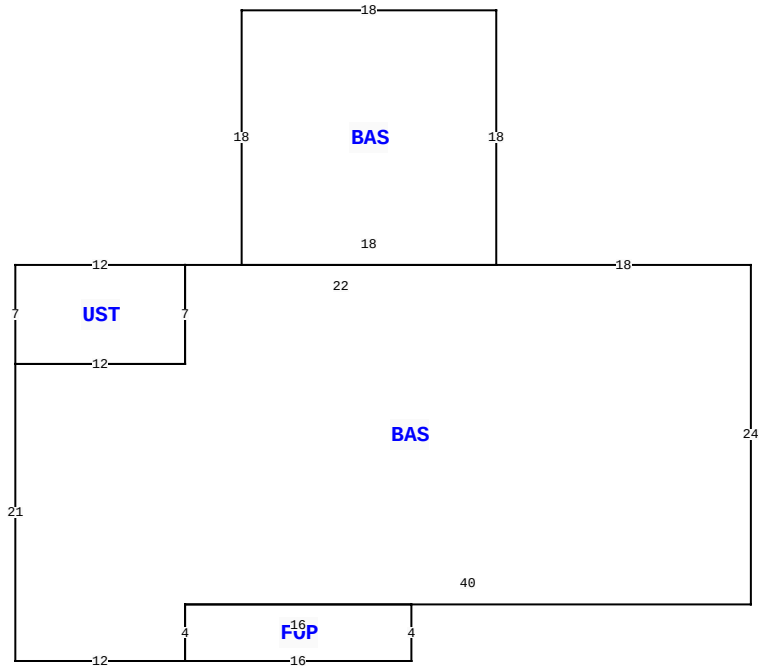
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	324	100		324	25,407
BAS	1,212	100		1,212	95,040
FOP	64	30		19	1,490
UST	84	45		38	2,980
TOTALS	1,684			1,593	124,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,593	107.7120	120.64	192,180	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1536 HX Base Yr 2004



1687 SW PACKARD ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,917
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		42,550
TOTAL MARKET VALUE		168,067
SOH/AGL Deduction		67,859
ASSESSED VALUE		100,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,486
TOTAL JUST VALUE		168,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/2449	9/26/2002	WD	Q	I		54,900

GRANTOR: JAMES EARL SIMS
GRANTEE: JOHNNY & ROBERTA HO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N18 W18 S18 E18$ W22 UST= W12 S7 E12N7$S7 W12 S21 E12 FOP= E16 N4 W16 S4$ N4 E40 N24$.

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	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
2	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
3	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
4	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							

REVIEW DATE 11/12/2020 BY JS Total Acres: 1.06 Total Land Value: 42,550 Market: 0 Agricultural: 0 Common: 42,550 PRINTED 11/07/2025 BY SYS