

BEING W1/2 LOT 10 & ALL 11 THRU
AZALEA PARK S/D UNREC.
COMM SE COR OF SW1/4 OF NE1/4, R

PHILLIPS TOMMY L JR/PHILLIPS SANDRA E
1819 SW PACKARD ST
LAKE CITY, FL 32055

2026

19-4S-17-08540-211



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	19417.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	107,043
FOP	30	30		9	764
FOP	64	30		19	1,614
UST	84	45		38	3,229

TOTALS	1,438			1,326	112,650
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0258	PATIO	0	100	0	0	1.00	UT	0.00
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.00
3	0000	C	VAC RES	100		00	0.00	0.00	1.00
4	0000	C	VAC RES	100		00	0.00	0.00	1.00

REVIEW DATE	11/06/2023	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,326	116.7000	130.70	173,308	1971	1971		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1260 HX Base Yr													
1819 SW PACKARD ST, LAKE CITY													
BLD DATE: LGL DATE: 04/21/2023 MLU													
XF DATE: LAND DATE: AG DATE:													
INC DATE:													

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

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
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	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250
3	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250
4	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250

Total Acres:	1.06	Total Land Value:	37,000	Market:	0	Agricultural:	0	Common:	37,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				112,650	
TOTAL MARKET OB/XF VALUE				5,800	
TOTAL LAND VALUE - MARKET				37,000	
TOTAL MARKET VALUE				155,450	
SOH/AGL Deduction				72,020	
ASSESSED VALUE				83,430	
TOTAL EXEMPTION VALUE		HX HB WR		55,722	
BASE TAXABLE VALUE				27,708	
TOTAL JUST VALUE				155,450	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				155,750	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048033	Electrical Servic	0	09/05/2023
000041808	Roof Replacement	8,000	04/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/2346	9/08/2025	LE U	I	I	14	100	
GRANTOR: PHILLIPS TOMMY L JR							
GRANTEE: PHILLIPS TOMMY L JR							
1543/656	6/23/2025	LE U	I	I	14	100	
GRANTOR: PHILLIPS TOMMY L JR							
GRANTEE: PHILLIPS TOMMY L JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W42 UST= W12 S7 E12 N7S\$7 W12 S1 FOP= W6 S5 E6 N5\$ S20 E12 FOP= E16 N4 W16 S4\$ N4 E42 N24\$.									