COMM SE COR OF SEC, N 1898.12 FT
1164.17 FT TO E LINE OF PINE KNO
752.41 FT TO N LINE OF SE1/4, E

JOHNS BRENDA GAIL
10687 JACK DOWLING CIRCLE
SANDERSON, FL 32087

2026

19-4S-17-08567-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

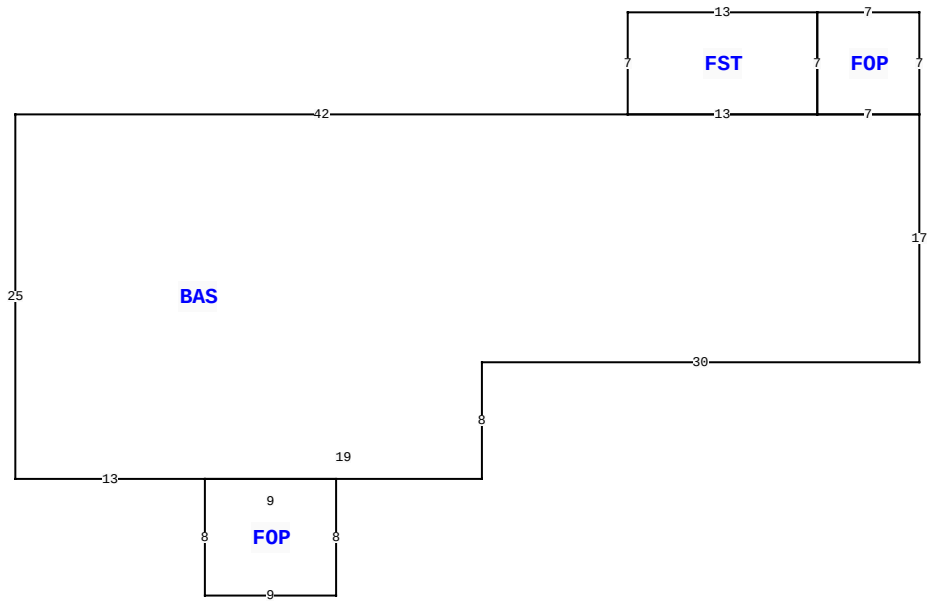
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100		1,310	102,138
FOP	49	30		15	1,169
FOP	72	30		22	1,715
FST	91	55		50	3,899
TOTALS	1,522			1,397	108,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	107.1000	119.95	167,570	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1310 HX Base Yr



1536 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,920
TOTAL MARKET OB/XF VALUE	2,912
TOTAL LAND VALUE - MARKET	134,070
TOTAL MARKET VALUE	124,875
SOH/AGL Deduction	0
ASSESSED VALUE	124,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,875
TOTAL JUST VALUE	245,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050915	Electrical Servic	0	09/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/1646	5/14/2024	LE	U	I	14	100
GRANTOR: JOHNS BRENDA GAIL (EN						
GRANTEE: MORRIS REEDA GAIL (						
1222/1814	10/07/2011	PB	U	I	11	0
GRANTOR: CLERK OF COURT (GORDO						
GRANTEE: BRENDA JOHNS,DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E13 FOP= S8 E9 N8 W9$ E19 N8 E30 N17 FOP= N7 W7 S7 E7$ W7 FST= N7 W13 S7 E13$ W13$.

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	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	180	
6	0296	SHED METAL	0	0	6	8	48.00	UT	9.00	9.00	100	2012	2012	3	100	432	

LAND DESCRIPTION

TOTAL OB/XF 2,912

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.01	AC		1.00	1.00	1.00	280.00	280.00	5,043							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	126,070							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 20.01 Total Land Value: 13,043 Market: 126,070 Agricultural: 5,043 Common: 8,000 PRINTED 11/07/2025 BY SYS