COMM NW COR OF NW1/4 OF SW1/4, E
POB, CONT E 132.39 FT, S 665.73
N 664.92 FT TO POB.

DIX ALMA M
1252 SW PACKARD ST
LAKE CITY, FL 32025

2026

20-4S-17-08612-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

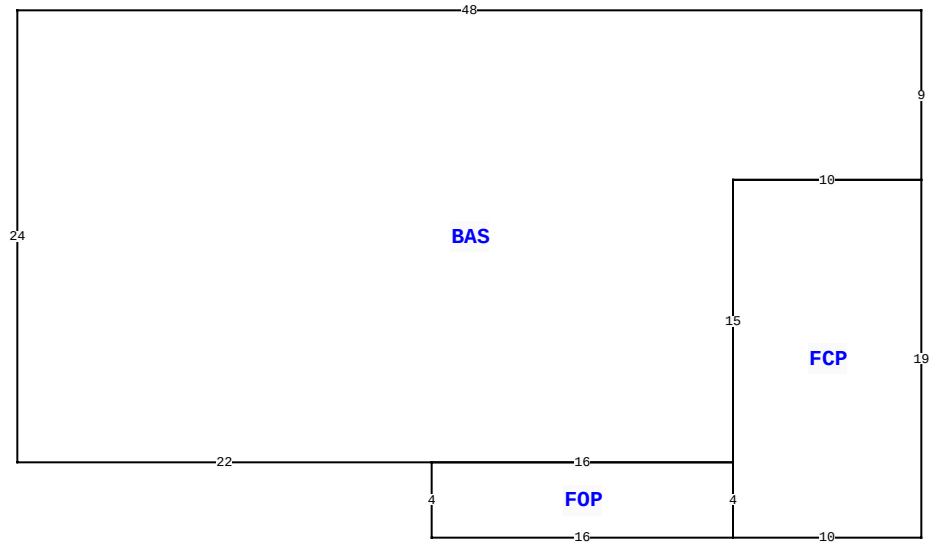
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	20417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100		1,002	83,855
FCP	190	25		48	4,017
FOP	64	30		19	1,590
TOTALS	1,256			1,069	89,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,069	114.9540	128.75	137,634	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1002 HX Base Yr 2018



1252 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		89,462
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		117,462
SOH/AGL Deduction		47,791
ASSESSED VALUE		69,671
TOTAL EXEMPTION VALUE	HX HB	44,671
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1160/0264	9/16/2008	QC	Q	I	01	18,300
GRANTOR: JOHNNY L DIX						
GRANTEE: ALMA M DIX						
0911/0775	8/09/2000	WD	Q	I	01	100
GRANTOR: MARY LEE DIX (RETAINI						
GRANTEE: JOHNNY L & ALMA L D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E22 FOP= S4 E16 N4 W16$ E16 FCP= S4 E10 N19 W10 S15$ N15 E10 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 05/15/2017 BY BC Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/12/2025 BY SYS