

**BROWN RHONDA**  
486 SW PACKARD ST  
LAKE CITY, FL 32025

20-4S-17-08624-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Stories

Architectual Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

31VINYL SID 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

12HARDWOOD 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

3 100

2 100

1.1. 100

01CONV 100  
0 100

0303 100

0101 100

0505

0200MOBILE HOME

MKT AREA02

20417.001.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

1,6741001,67447,207

20025501,410

1,8741,72448,617

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,724117.500070.50121,542199419940060.0040.00

1 MOBILE HME100% - 2016Heated Area: 1674HX Base Yr 2016

27

62

27

37

25

10

20

10

20

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE48,617

TOTAL MARKET OB/XF VALUE9,100

TOTAL LAND VALUE - MARKET35,280

TOTAL MARKET VALUE92,997

SOH/AGL Deduction37,943

ASSESSED VALUE55,054

TOTAL EXEMPTION VALUEHX HB30,054

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE92,997

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE92,997

PERMIT NUMDESCRIPTIONAMTISSUED

13202M H12510/17/1997

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1296/15576/12/2015WDQI0165,000

GRANTOR: ELGAR C & ANDREA M CA

GRANTEE: RHONDA BROWN

0840/20876/09/1997WDQV037,500

GRANTOR: OWENS

GRANTEE: CAMIEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E37 UOP= S10 E20 N10 W20\$ E25 N27\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10190FPLC PF0100001.00UT1,200.001,200.001001997199731001,200

20294SHED WOOD/01001012120.00UT7.507.50100200320033100900

39945Well/Sept0100001.00UT7,000.007,000.0010031007,000

TOTAL OB/XF9,100

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10200CMBL HM100A-10.000.002.52AC1.001.001.0014,000.0014,000.0035,280

REVIEW DATE05/19/2017BYBCTotal Acres: 2.52Total Land Value: 35,280Market: 0Agricultural: 0Common: 35,280PRINTED 11/10/2025 BY SYS