

COMM NW COR OF SW1/4 OF NE1/4, R
 FT, S 1308.09 FT, E 297 FT FOR P
 FT, E 120 FT, S 164 FT, W 120 FT

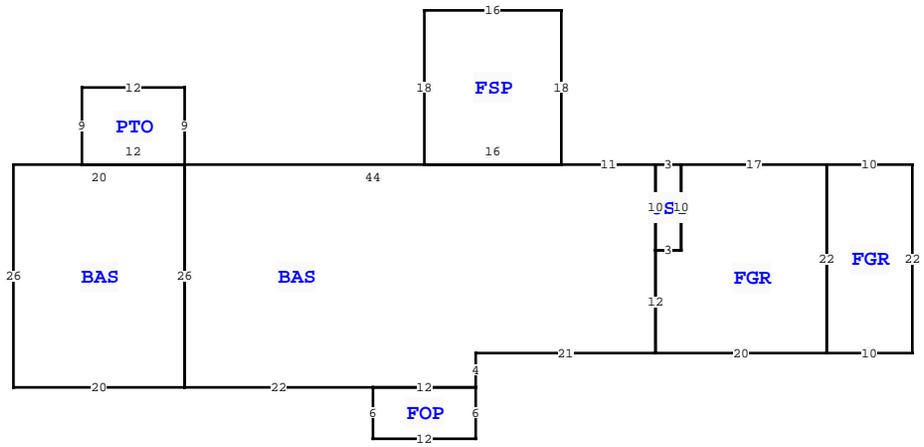
RITCHEY DOUGLAS D AND DREMA L REVOCABLE LIVING TRU
 1875 SW PACKARD ST
 LAKE CITY, FL 32025

2026

19-4S-17-08533-001


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2020									
				Heated Area: 1866								
					HX Base Yr 2020							



Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
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	520	100		520	64,172
BAS	1,346	100		1,346	166,108
FGR	220	55		121	14,933
FGR	410	55		226	27,890
FOP	72	30		22	2,715
FSP	288	40		115	14,192
PTO	108	5		5	617
UST	30	45		14	1,728
TOTALS	2,994			2,369	292,353

1875 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 600

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			292,353	
TOTAL MARKET OB/XF VALUE			600	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			315,453	
SOH/AGL Deduction			107,537	
ASSESSED VALUE			207,916	
TOTAL EXEMPTION VALUE			HX HB SX 101,411	
BASE TAXABLE VALUE			106,505	
TOTAL JUST VALUE			315,453	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			309,506	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38823	ADDN SFR	0	10/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2327	2/06/2025	WD	U	I	11	100
GRANTOR: RITCHEY DOUGLAS D						
GRANTEE: RITCHEY DOUGLAS D A						
1374/0454	12/08/2018	WD	Q	I	01	127,600
GRANTOR: PREPARED PROPERTIES &						
GRANTEE: DOUGLAS D & DREMA L						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W11 W44 S26 E22 E12 N4 E21 N12 N10 \$												
BAS=[ORIG=-55,0] W20 S26 E20 N26 \$												
FGR=[ORIG=0,22] E20 N22 W17 S10 W3 S12 \$												
FSP=[ORIG=-11,0] N18 W16 S18 E16 \$												
FGR=[ORIG=20,22] E10 N22 W10 S22 \$												
PTO=[ORIG=-55,0] N9 W12 S9 E12 \$												
FOP=[ORIG=-33,26] S6 E12 N6 W12 \$												
UST=[ORIG=0,10] E3 N10 W3 S10 \$												