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

2027

19-4S-17-08533-001

BUILDING CHARACTERISTICS

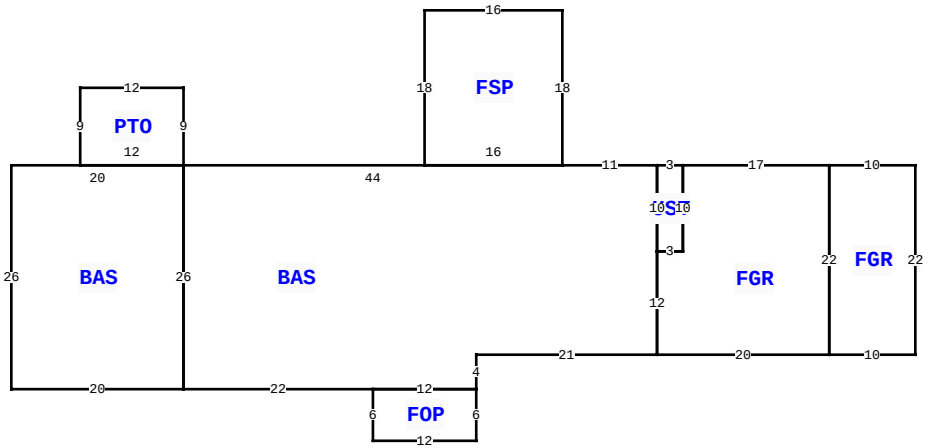
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	61,921
BAS	1,346	100		1,346	160,280
FGR	220	55		121	14,409
FGR	410	55		226	26,912
FOP	72	30		22	2,620
FSP	288	40		115	13,694
PTO	108	5		5	596
UST	30	45		14	1,667
TOTALS	2,994			2,369	282,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	120.2800	132.31	313,442	1971	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2020 Heated Area: 1866 HX Base Yr 2020



1875 SW PACKARD ST, LAKE CITY

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

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	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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		282,098
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		305,198
SOH/AGL Deduction		91,045
ASSESSED VALUE		214,153
TOTAL EXEMPTION VALUE	HX HB SX VP	191,605
BASE TAXABLE VALUE		22,548
TOTAL JUST VALUE		305,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,315

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 600

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/29/2020 BY HC Total Acres: 0.45 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS