W 40 FT LOT 2 & E 60 FT LOT 3 BL
PARK S/D UNREC.
COMM SE COR OF SW1/4 OF NE1/4, R

CALLOWAY ANDREA ALEXIS
1635 SW PACKARD ST
LAKE CITY, FL 32025

2026

19-4S-17-08540-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

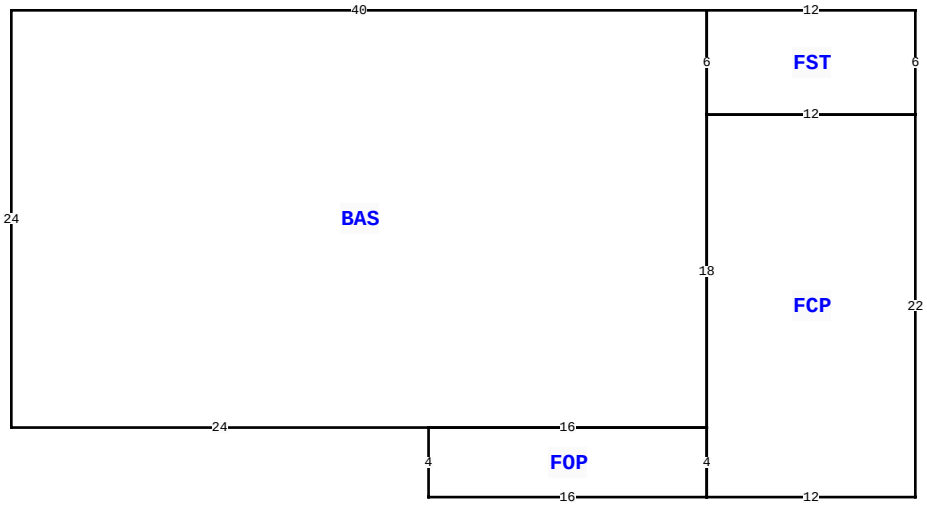
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 06
NEIGHBORHOOD/LOC	19417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	86,923
FCP	264	25		66	5,976
FOP	64	30		19	1,721
FST	72	55		40	3,622
TOTALS	1,360			1,085	98,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	122.1960	139.30	151,140	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 960 HX Base Yr 2026



1635 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,241
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		116,741
SOH/AGL Deduction		0
ASSESSED VALUE		116,741
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,330
TOTAL JUST VALUE		116,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,020

LAND:2:1: 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/1576	10/06/2016	WD	Q	I	01	79,900
GRANTOR: GILBERT W MILLER						
GRANTEE: ANDREA ALEXIS CALLO						
1317/0979	6/20/2016	WD	U	I	30	45,000
GRANTOR: SYLVIA M MOBLEY & SUE						
GRANTEE: GILBERT W MILLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E24 FOP= S4 E16N4 W16$ E16 FCP= S4 E12 N22 W12 S18$ N18 FST= E12 N6 W12 S6$ N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/11/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS