BEING W1/2 LOT 10 & ALL 11 THRU
AZALEA PARK S/D UNREC: COMM SE
NE1/4, RUN N 25.20 FT, W 950 FT

PHILLIPS TOMMY L JR/PHILLIPS AMANDA L
1819 SW PACKARD ST
LAKE CITY, FL 32055

2027

19-4S-17-08540-211

BUILDING CHARACTERISTICS

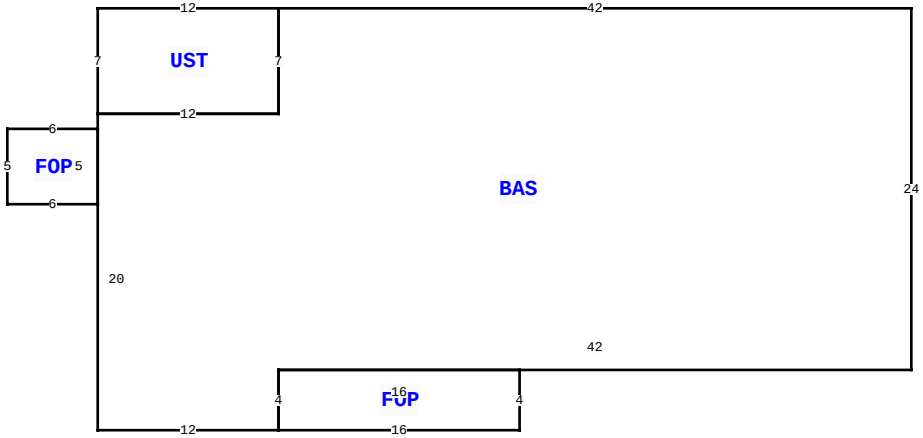
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	19417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	105,135
FOP	30	30		9	751
FOP	64	30		19	1,585
UST	84	45		38	3,171
TOTALS	1,438			1,326	110,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	116.7000	128.37	170,219	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1260 HX Base Yr



1819 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,642
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		153,442
SOH/AGL Deduction		67,759
ASSESSED VALUE		85,683
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		29,272
TOTAL JUST VALUE		153,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048033	Electrical Servic	0	09/05/2023
000041808	Roof Replacement	8,000	04/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/602	3/24/2026	WD	U	I	11	100
GRANTOR: PHILLIPS TOMMY L JR						
GRANTEE: PHILLIPS TOMMY L JR						
1562/964	3/04/2026	WD	U	I	11	100
GRANTOR: PHILLIPS TOMMY L JR						
GRANTEE: PHILLIPS TOMMY L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W12 S7 E12 N7$S7 W12 S1 FOP= W6 S5 E6 N5$ S20 E12 FOP= E16 N4 W16 S4$ N4 E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	0.50	18,500.00	9,250.00	9,250							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
3	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							
4	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250							

REVIEW DATE 11/06/2023 BY TW Total Acres: 1.06 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS