LOT 14 BLOCK E AZALEA PARK S/D U
COMM SW COR OF SW1/4 OF NE1/4, R
25.02 FT FOR POB, CONT N 111.69

CARSON CYNTHIA L
1853 SW PACKARD ST
LAKE CITY, FL 32025

2027

19-4S-17-08540-214

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 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

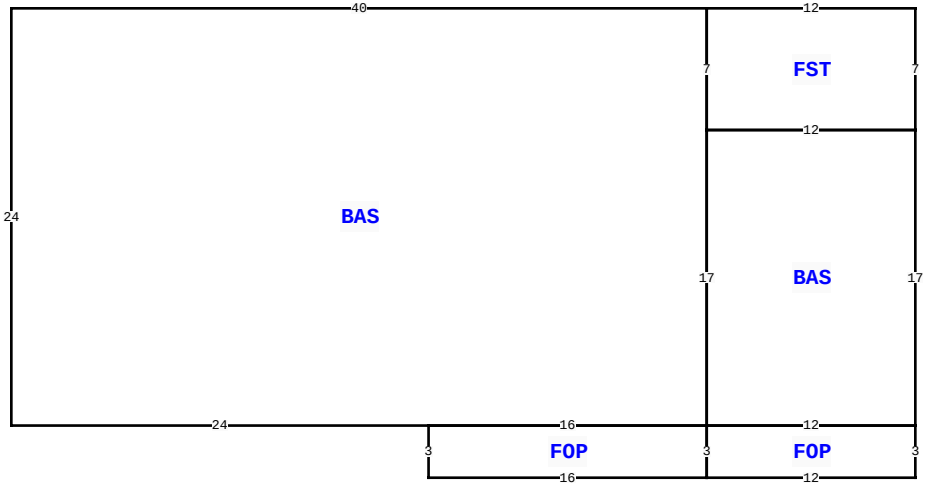
NEIGHBORHOOD/LOC 19417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	204	100		204	16,529
BAS	960	100		960	77,782
FOP	36	30		11	891
FOP	48	30		14	1,134
FST	84	55		46	3,727
TOTALS	1,332			1,235	100,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	113.3220	124.65	153,943	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1164 HX Base Yr 2017



1853 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,063
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	119,563
SOH/AGL Deduction	49,345
ASSESSED VALUE	70,218
TOTAL EXEMPTION VALUE	HX HB 45,218
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	119,563
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045434	Roof Replacement	11,000	09/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1321/2278	8/20/2016	WD	U	I	11	100
GRANTOR: WAYNE M CARSON JR						
GRANTEE: CYNTHIA L CARSON						
1094/1674	8/22/2006	WD	Q	I	01	100
GRANTOR: KATHERINE R HODGES (R						
GRANTEE: WAYNE M JR & CYNTHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E24 FOP= S3 E16 N3 W16$ E16 FOP= S3 E12 N3
W12$BAS= E12 N17 W12 S17$ N17 FST= E12 N7W12 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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 11/21/2022 BY JS Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS