

COMM NW COR OF NW1/4 OF SE1/4, R
TO E R/W SR-47 S ALONG R/W 15.95
CONT S 124.21 FT, E 251.95 FT, S

LINTON LEONARD JASON
1886 SW PACKARD ST
LAKE CITY, FL 32025

2026

19-4S-17-08544-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
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	04	04	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,824	100	
FGR	420	55	
FOP	44	30	
FSP	143	40	
FSP	308	40	
TOTALS	2,739		

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%	- 2023		349,789	1999	1999	0	0	26.65	73.35
Heated Area: 1824											
HX Base Yr 2023											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		256,570	
TOTAL MARKET OB/XF VALUE		36,065	
TOTAL LAND VALUE - MARKET		73,000	
TOTAL MARKET VALUE		365,635	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,635	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		309,224	
TOTAL JUST VALUE		365,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,203	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042699	Roof Replacement	16,437	09/07/2021
30469	MAINT/ALTR	40	09/17/2012
18827	PUMP/UTPOL	30	10/12/2001
18486	POOL	175	07/09/2001
15175	SFR	295	03/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2317	7/08/2022	WD	Q	I	01	490,000
GRANTOR: WILLIAMS LARRY W						
GRANTEE: LINTON LEONARD JASO						

EXTRA FEATURES		1886 SW PACKARD ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	0 100
4	9945	Well/Sept	0 100
5	0060	CARPORT F	0 100
6	0294	SHED WOOD/	0 100
7	0296	SHED METAL	0 100

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	0166	CONC, PAVMT	0	100	0	1,974.00	UT	1.50	1.50	100	1999	1999	3	100	2,961	
2	0280	POOL R/CON	0	100	16	448.00	UT	70.00	70.00	100	2000	2000	3	40	12,544	
3	0282	POOL ENCL	0	100	35	1,610.00	UT	15.00	15.00	100	2000	2000	3	40	9,660	
4	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	20	400.00	UT	5.00	5.00	100	1993	1993	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
TOTAL OB/XF 36,065																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FSP= W26 FSP= W11 S13 E11 N13 S13 E19 N2 U3 R3 E4 N8 S8 W4 L3 D3 S2 W30 S33 E12 N4 E9 FOP= S4 E11 N4 W11 S E19 FGR= S4 E21 N20 W21 S16 S N16 E21 N26 S.	

LAND DESCRIPTION		TOTAL OB/XF 36,065																						
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		CI	0.00	0.00	6.60	AC		1.00	1.00	0.50	20,000.00	10,000.00	66,000							
2	0000	C	VAC RES	100		CI	0.00	0.00	0.70	AC		1.00	1.00	0.50	20,000.00	10,000.00	7,000							