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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

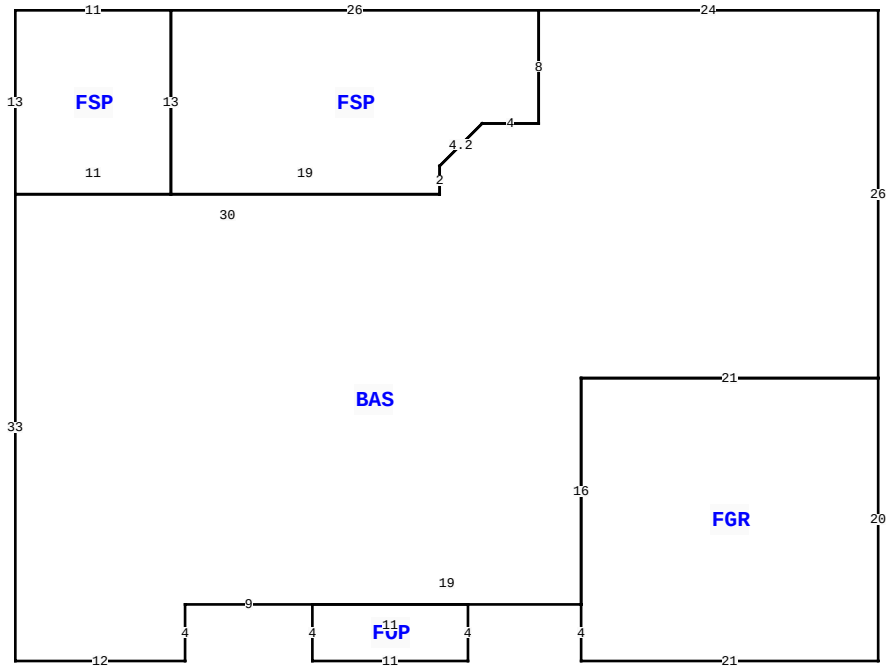
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	211,897
FGR	420	55		231	26,836
FOP	44	30		13	1,510
FSP	143	40		57	6,622
FSP	308	40		123	14,289
TOTALS	2,739			2,248	261,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	138.9292	158.38	356,038	1999	1999	0	0	0	26.65	73.35

1 SINGLE FAM 100% - 2023 Heated Area: 1824 HX Base Yr 2023



1886 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		261,154
TOTAL MARKET OB/XF VALUE		36,065
TOTAL LAND VALUE - MARKET		73,000
TOTAL MARKET VALUE		370,219
SOH/AGL Deduction		2,109
ASSESSED VALUE		368,110
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		311,699
TOTAL JUST VALUE		370,219
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

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 W 30 S33 E12 N4 E9 FOP= S4 E11 N4 W11$ E19 FGR= S4 E21 N20 W21 S16$ N16 E21 N26$.

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	0166	CONC,PAVMT	0	100	0	0	1,974.00	UT	1.50	1.50	100	1999	1999	3	100	2,961	
2	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2000	2000	3	40	12,544	
3	0282	POOL ENCL	0	100	35	46	1,610.00	UT	15.00	15.00	100	2000	2000	3	40	9,660	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	1993	1993	3	100	2,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 36,065

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		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							

REVIEW DATE 08/16/2022 BY ME Total Acres: 7.30 Total Land Value: 73,000 Market: 0 Agricultural: 0 Common: 73,000 PRINTED 05/08/2026 BY SYS