

COMM INTERS W LINE OF SEC & C/L
 RUN E ALONG C/L 666.63 FT FOR PO
 210 FT, E 210 FT, S 210 FT, W 21

SMALLWOOD RYAN M/SMALLWOOD ANGELA F
 1185 SW PACKARD ST
 LAKE CITY, FL 32025

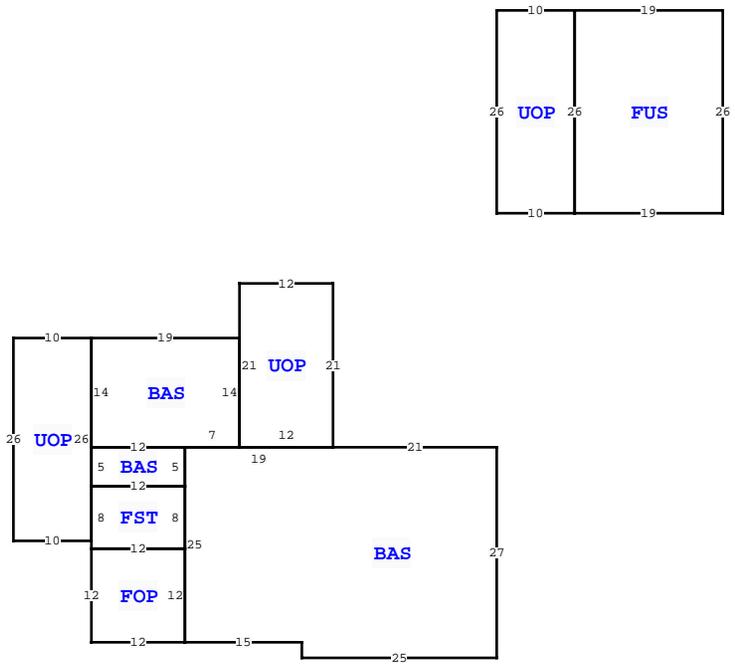
2026

20-4S-17-08608-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	09	PINE WOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	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	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	60	100	
BAS	266	100	
BAS	1,050	100	
FOP	144	30	
FST	96	55	
FUS	494	100	
UOP	252	20	
UOP	260	20	
UOP	260	20	
TOTALS	2,882		

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%	- 2026								
			Heated Area: 1870				HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		231,430				
TOTAL MARKET OB/XF VALUE		6,161				
TOTAL LAND VALUE - MARKET		14,000				
TOTAL MARKET VALUE		251,591				
SOH/AGL Deduction		0				
ASSESSED VALUE		251,591				
TOTAL EXEMPTION VALUE		HX HB VX 56,411				
BASE TAXABLE VALUE		195,180				
TOTAL JUST VALUE		251,591				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		254,571				
SALE:1:1: SEE TRANSACTION ON RE# 05018-000 (813-23)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000054785	Roof Replacement	10,765	01/07/2026			
31504	MAINT/ALTR	40	10/09/2013			
19913	M H	125	08/30/2002			
10573	SFR	130	12/15/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1137	6/18/2021	WD	Q	I	01	210,000
GRANTOR: TENNEBOE RYAN						
GRANTEE: SMALLWOOD RYAN M						
1269/2413	1/10/2014	WD	U	I	12	99,100
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: RYAN TENNEBOE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W21 UOP= N21 W12 S21 E12\$ W19 BAS= E7 N14 W19 UOP= W10 S26 E10 N26\$ S14 E12\$ BAS= W12 S5 E12 N5 \$ S25 FOP= N12 FST= N8 W12 S8 E12\$W12 S12 E12\$ E15 S2 E25 N27\$ PTR= N30 UOP= E10 FUS= E19 N26 W19 S26\$ N26 W10 S26\$ S30\$.						

EXTRA FEATURES																
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	0	0	1.50	1.50	100	1996	1996	3	100	2,261	
2	0294	SHED WOOD/	0	100	10	12	UT	7.50	7.50	100	1996	1996	3	100	900	
3	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION												TOTAL OB/XF												
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							