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

2027

20-4S-17-08608-000

BUILDING CHARACTERISTICS

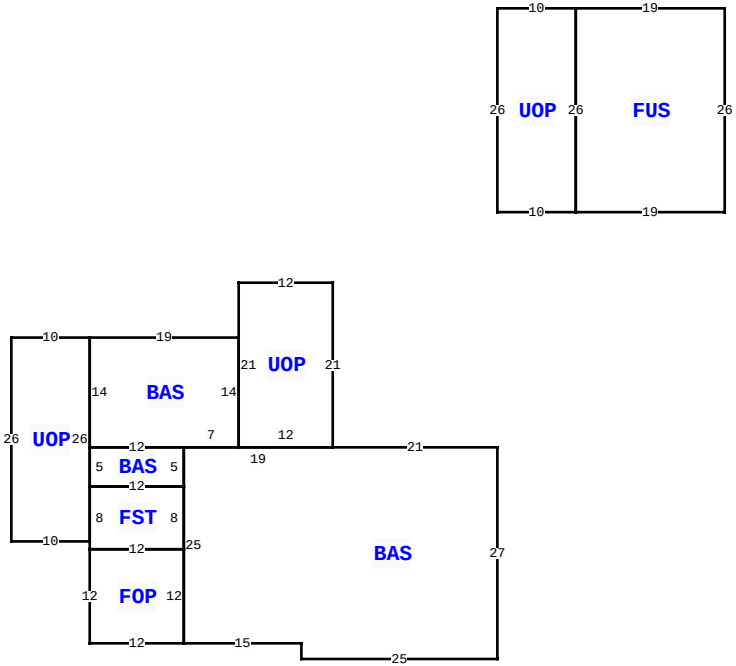
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	6,433
BAS	266	100		266	28,520
BAS	1,050	100		1,050	112,580
FOP	144	30		43	4,610
FST	96	55		53	5,683
FUS	494	100		494	52,966
UOP	252	20		50	5,361
UOP	260	20		52	5,576
UOP	260	20		52	5,576
TOTALS	2,882			2,120	227,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,120	116.2161	127.84	271,021	1973	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2026 Heated Area: 1870 HX Base Yr 2026



1171 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	0	0	1,507.00	UT	1.50	1.50	100	1996	1996	3	100	2,261	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1996	1996	3	100	900	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		227,305
TOTAL MARKET OB/XF VALUE		6,161
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		251,466
SOH/AGL Deduction		0
ASSESSED VALUE		251,466
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		195,055
TOTAL JUST VALUE		251,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,591

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$.

LAND DESCRIPTION

TOTAL OB/XF 6,161

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 05/15/2017 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS