COMM NW COR OF NE1/4 OF SE1/4, R
FOR POB, CONT E 219.99 FT TO NE
OF NE1/4 OF SE1/4, RUN S 498 FT,

BROWN RHONDA
486 SW PACKARD ST
LAKE CITY, FL 32025

2027

20-4S-17-08624-000

BUILDING CHARACTERISTICS

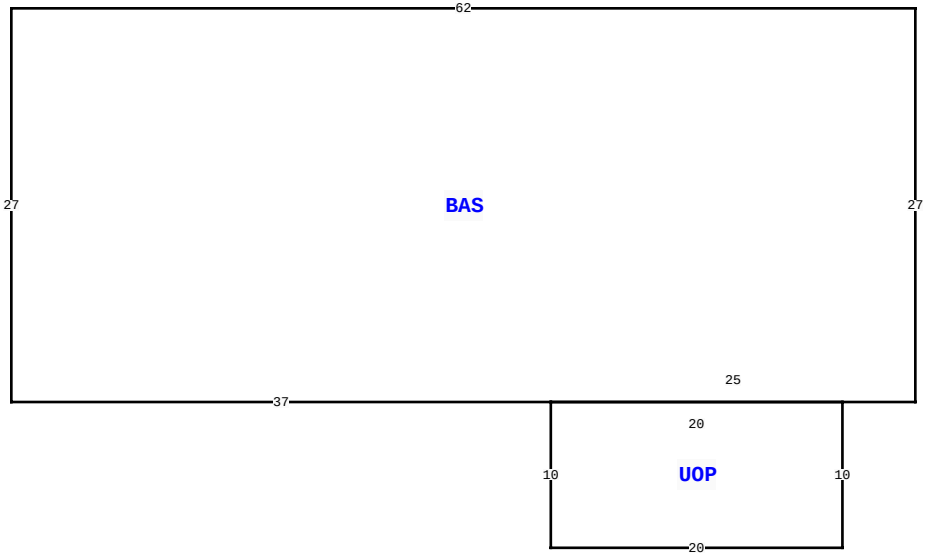
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,674	100		1,674	47,207
UOP	200	25		50	1,410
TOTALS	1,874			1,724	48,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,724	117.5000	70.50	121,542	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1674 HX Base Yr 2016



486 SW PACKARD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		48,617
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		35,280
TOTAL MARKET VALUE		92,997
SOH/AGL Deduction		36,457
ASSESSED VALUE		56,540
TOTAL EXEMPTION VALUE	HX HB	31,540
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		92,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13202	M H	125	10/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/1557	6/12/2015	WD	Q	I	01	65,000
GRANTOR: ELGAR C & ANDREA M CA						
GRANTEE: RHONDA BROWN						
0840/2087	6/09/1997	WD	Q	V	03	7,500
GRANTOR: OWENS						
GRANTEE: CAMIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S27 E37 UOP= S10 E20 N10 W20$ E25 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,280							

REVIEW DATE 05/19/2017 BY BC Total Acres: 2.52 Total Land Value: 35,280 Market: 0 Agricultural: 0 Common: 35,280 PRINTED 11/17/2026 BY SYS