

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

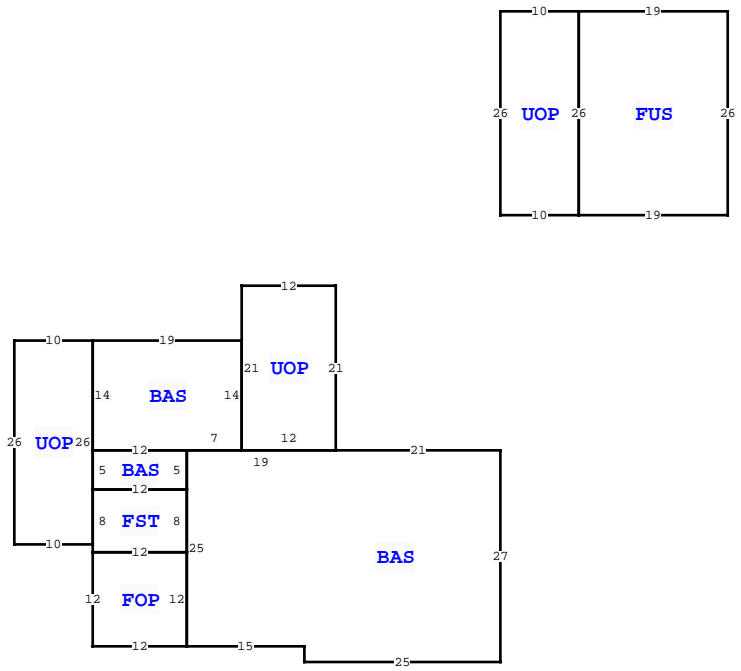
SMALLWOOD RYAN M/SMALLWOOD ANGELA F
 1185 SW PACKARD ST
 LAKE CITY, FL 32025

2026

20-4S-17-08608-000

BUILDING CHARACTERISTICS					
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	6,550
BAS	266	100		266	29,038
BAS	1,050	100		1,050	114,623
FOP	144	30		43	4,694
FST	96	55		53	5,785
FUS	494	100		494	53,928
UOP	252	20		50	5,458
UOP	260	20		52	5,676
UOP	260	20		52	5,676
TOTALS	2,882			2,120	231,430

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	130.16	275,939	1973	2010	0	0	16.13	83.87	
1 SINGLE FAM 0% - 2022			Heated Area: 1870			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		0	
BASE TAXABLE VALUE		251,591	
TOTAL JUST VALUE		251,591	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		254,571	
SALE:1:1: SEE TRANSACTION ON RE# 05018-000 (813-23)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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						

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	0	0	0	1,507.00	UT	1.50	1.50	100	1996	1996	3	100	2,261	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1996	1996	3	100	900	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/07/2025 MLU	
LAND DATE			
AG DATE			

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												
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000								