S DIV: W1/2 LOT 1 BLOCK 1 AVONDA
& 18 BLK 7 ASHURST S/D.

LAKE CITY PROPERTY HOLDINGS LLC
458 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-13863-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2800	RV/MH,PK LOT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,055
TOTAL LAND VALUE - MARKET	16,200
TOTAL MARKET VALUE	24,255
SOH/AGL Deduction	0
ASSESSED VALUE	24,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,255
TOTAL JUST VALUE	24,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/1475	11/23/2021	WD	Q	I	05	710,000
GRANTOR: DEES-PARRISH FAMILY F						
GRANTEE: LAKE CITY PROPERTY						
1108/1033	1/16/2007	WD	Q	I		450,000
GRANTOR: SECURITY TRUST PLAN I						
GRANTEE: DEES-PARRISH FAMILY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	100	115	11,500.00	UT	0.63	0.63	100	0	0	3	100	7,245	
2	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	60	2003	2003	3	60	810	

LAND DESCRIPTION

TOTAL OB/XF 8,055

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	2800	C	PARKNG LOT	0		*CG	120.00	100.00	12,000.00	SF		1.00	1.00	1.00	1.35	1.35	16,200							

REVIEW DATE 12/07/2021 BY CP Total Acres: 0.28 Total Land Value: 16,200 Market: 0 Agricultural: 0 Common: 16,200 PRINTED 11/07/2025 BY SYS