COMM SE COR OF NE1/4 OF SE1/4, R
FT FOR POB, CONT W 233.61 FT, N
233.47 FT, S 546 FT TO POB.

PARKS BILL
399 SW PLACID LN
LAKE CITY, FL 32024

2026

02-4S-15-00331-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

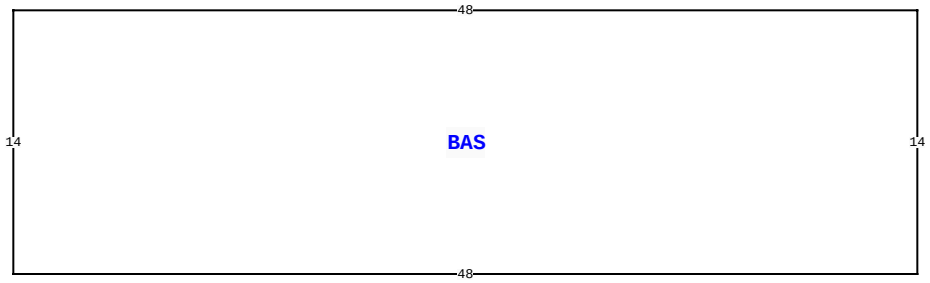
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,034
TOTALS	672			672	12,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	74.6100	44.77	30,085	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 100% - 2008 Heated Area: 672 HX Base Yr 2008



399 SW PLACID LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,034
TOTAL MARKET OB/XF VALUE		11,100
TOTAL LAND VALUE - MARKET		26,280
TOTAL MARKET VALUE		49,414
SOH/AGL Deduction		12,935
ASSESSED VALUE		36,479
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,479
TOTAL JUST VALUE		49,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,414

SALE:2:1: MOTHER TO SON $.70 STAMPS
PRMT:2:1: RODRIQUEZ MH RES
SALE:1:1: 2.92 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26239	M H	297	09/17/2007
22236	TR/TRAILER	150	08/25/2004
13119	M H	125	09/29/1997
13120	M H	125	09/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/1953	3/01/2021	WD	U	I	30	100
GRANTOR: PERRY VELMA C AS PR						
GRANTEE: PARKS BILL						
1137/2543	8/02/2005	AG	Q	V	01	14,500
GRANTOR: DARWIN PERRY						
GRANTEE: BILL PARKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0265	PRCH,UEP	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION

TOTAL OB/XF 11,100

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	2.92	AC		1.00	1.00	1.00	9,000.00	9,000.00	26,280							

REVIEW DATE 08/09/2023 BY JB Total Acres: 2.92 Total Land Value: 26,280 Market: 0 Agricultural: 0 Common: 26,280 PRINTED 11/18/2025 BY SYS