

LOT 3 SUNNYDALE FARMS S/D  
ORB 756-1546, 792-389, 901-456  
PR DEED 1190-980, PB 1191-2290

PARKER JASON  
P O BOX 2203  
HIGH SPRINGS, FL 32655

2026

05-7S-17-09918-103



| 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            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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          |                  | 02    |
| NEIGHBORHOOD/LOC | 5717.0100        | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,536            | 100         |      | 1,536        | 42,725               |
| FCP       | 384              | 25          |      | 96           | 2,670                |
| FCP       | 480              | 25          |      | 120          | 3,338                |
| FOP       | 480              | 35          |      | 168          | 4,673                |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 2,880 |  |  | 1,920 | 53,407 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0080       | DECKING     | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           |       |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 1.00        | AC        |        |
| 2                | 0000     | C   | VAC RES              | 0   |     | 00       | 0.00  | 0.00  | 3.09        | AC        |        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 11/09/2017 | BY | BC |
|-------------|------------|----|----|

| TYPE                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0800                         | 02  | 1,920     | 115.9000    | 69.54          | 133,517        | 1992 | 1992 | 0    | 0    | 0 60.00 | 40.00  |
| 1 MOBILE HME 0% - 0          |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 1536 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                              |     |           |             |                |                |      |      |      |      |         |        |

|                                 |            |     |
|---------------------------------|------------|-----|
| 1249 SW BARNEY ST, HIGH SPRINGS | 05/15/2024 | MLU |
|---------------------------------|------------|-----|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,500       |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 4.09 | Total Land Value: 40,900 | Market: 0 | Agricultural: 0 | Common: 40,900 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |   |
|--------------------------|--|--|--|--|--|--|--|--|--|--|---|
| PAGE 1 of 1              |  |  |  |  |  |  |  |  |  |  | 3 |

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 3              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 53,407    |
| TOTAL MARKET OB/XF VALUE  |  | 7,500     |
| TOTAL LAND VALUE - MARKET |  | 40,900    |
| TOTAL MARKET VALUE        |  | 101,807   |
| SOH/AGL Deduction         |  | 10,916    |
| ASSESSED VALUE            |  | 90,891    |
| TOTAL EXEMPTION VALUE     |  | 0         |
| BASE TAXABLE VALUE        |  | 90,891    |
| TOTAL JUST VALUE          |  | 101,807   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 101,807   |

|                                                   |
|---------------------------------------------------|
| SALE:3:2: ID# FLHML2F2248258A & B. WP             |
| SALE:3:1: LOT 3 SUNNYDALE FARMS; INCL A 1992 HOME |
| SALE:2:2: ID# FLHML2F2248258A & B. WP             |
| SALE:2:1: LOT 3 SUNNYDALE FARMS; INCL A 1992 HOME |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1190/0980                      | 2/16/2010 | PR U      | I   | 11  |        | 100        |  |
| GRANTOR: TOMMY SIMS PR OF ANNI |           |           |     |     |        |            |  |
| GRANTEE: JASON PARKER          |           |           |     |     |        |            |  |
| 0901/0456                      | 4/14/2000 | WD Q      | I   | 01  |        | 77,500     |  |
| GRANTOR: MELVIN D & DEBRA D CH |           |           |     |     |        |            |  |
| GRANTEE: MARLINE STANLEY       |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W64 S24 E24 FOP= S12 E40 N12 W40\$ E40 FCP= E20 FCP= E16 N24 W16 S24\$ N24 W20 S24\$ N24\$. |  |  |  |  |  |  |  |  |  |  |  |