WEST 580.80 FT OF N 343.98 FT OF
AKA LOTS 11 & 12 BARWICK NORTH S

DYAL ETHAN E/TOMASELLO SUMMER B
537 SW PARKER LN
LAKE CITY, FL 32024

**2026**

**07-4S-16-02808-013**

## BUILDING CHARACTERISTICS

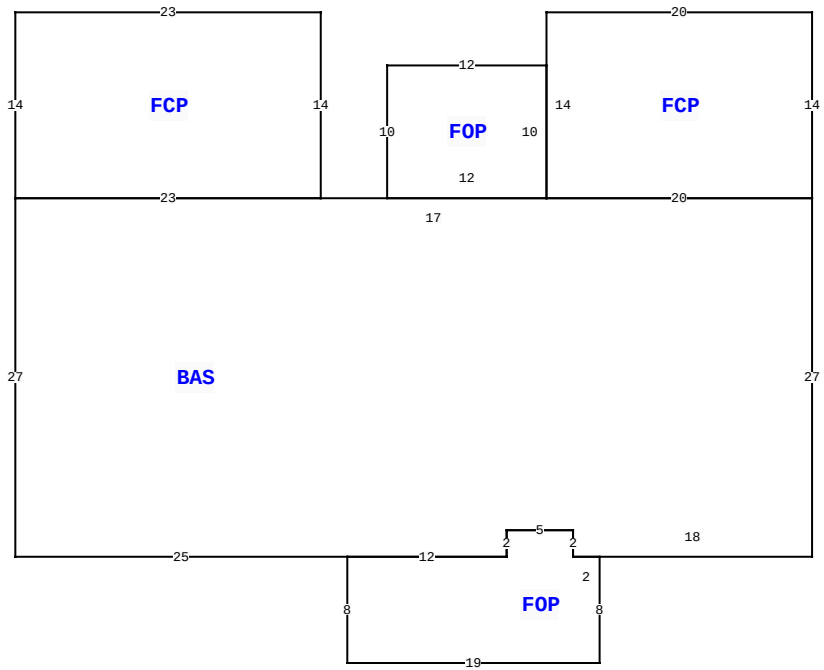
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 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 01 |
| NEIGHBORHOOD/LOC | 7416.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,610 | 100 | | 1,610 | 101,381 |
| FCP | 280 | 25 | | 70 | 4,408 |
| FCP | 322 | 25 | | 80 | 5,037 |
| FOP | 120 | 35 | | 42 | 2,645 |
| FOP | 162 | 35 | | 57 | 3,589 |
| TOTALS | 2,494 | | | 1,859 | 117,060 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,859 | 121.8000 | 114.49 | 212,837 | 1987 | 1987 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2020 Heated Area: 1610 HX Base Yr 2020




537 SW PARKER 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 | | 117,060 |
| TOTAL MARKET OB/XF VALUE | | 15,052 |
| TOTAL LAND VALUE - MARKET | | 50,380 |
| TOTAL MARKET VALUE | | 182,492 |
| SOH/AGL Deduction | | 78,980 |
| ASSESSED VALUE | | 103,512 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 103,512 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 182,492 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 182,492 |

XFOB:1:1: CONCORD M H

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1535/473 | 3/07/2025 | WD | Q | I | 01 | 230,000 |
| GRANTOR: CLAYTON ISAIAH JR | | | | | | |
| GRANTEE: DYAL ETHAN E | | | | | | |
| 1389/2711 | 7/26/2019 | WD | Q | I | 01 | 99,700 |
| GRANTOR: MICHAEL PARLATTI | | | | | | |
| GRANTEE: ISAIAH CLAYTON JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FCP= N14 W20 S14 E20$ BAS= W20 FOP= N10 W12 S10 E12$ W17 FCP= N14 W23 S14 E23$ W23S27 E25 FOP= S8 E19 N8 W2 N2 W5 S2 W12$ E12 N2 E5 S2 E18 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 | 1987 | 1987 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 20 | 400.00 | UT | 7.50 | 7.50 | 100 | 1994 | 1994 | 3 | 100 | 3,000 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 26 | 34 | 884.00 | UT | 3.00 | 3.00 | 100 | 2005 | 2005 | 3 | 100 | 2,652 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,052

| 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 | 4.58 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 50,380 | | | | | | | |

REVIEW DATE 05/09/2025 BY TP Total Acres: 4.58 Total Land Value: 50,380 Market: 0 Agricultural: 0 Common: 50,380 PRINTED 11/20/2025 BY SYS