COMM NE COR OF NE1/4 OF SE1/4, R
FT FOR POB, RUN S 344 FT TO N R/
W ALONG R/W 242.91 FT, N ALONG E

FRENCH MICHELE
453 SW PARKER LN
LAKE CITY, FL 32024

2026

07-4S-16-02808-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

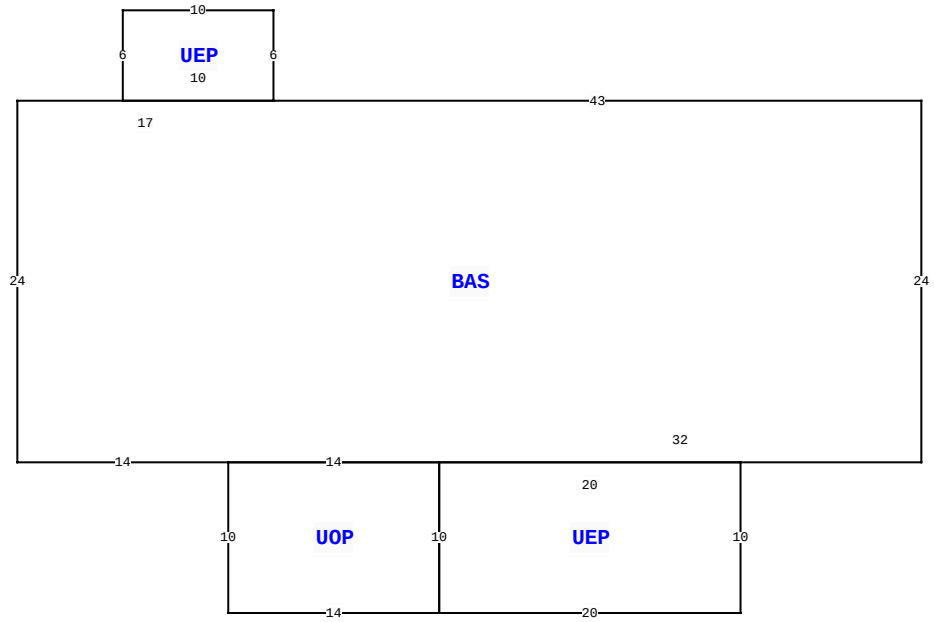
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,440	100		1,440	35,741
UEP	60	70		42	1,042
UEP	200	70		140	3,475
UOP	140	25		35	869
TOTALS	1,840			1,657	41,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,657	103.4100	62.05	102,817	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1440 HX Base Yr 1997



453 SW PARKER LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,127
TOTAL MARKET OB/XF VALUE		9,860
TOTAL LAND VALUE - MARKET		28,500
TOTAL MARKET VALUE		79,487
SOH/AGL Deduction		34,022
ASSESSED VALUE		45,465
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,465
TOTAL JUST VALUE		79,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,487

XFOB:1:1: CHAD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0867/2527	10/23/1998	WD	Q	I	01	0
GRANTOR: DAVID MAURER						
GRANTEE: MICHELLE MAURER						
0818/2236	3/08/1996	WD	Q	I		34,000
GRANTOR: LYNWOOD HOLLEY						
GRANTEE: DAVID P MAURER & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 W17 S24 E14 E14 E32 N24 $
UEP=[ORIG=-32,24] S10 E20 N10 W20 $
UOP=[ORIG=-46,24] S10 E14 N10 W14 $
UEP=[ORIG=-43,0] N6 W10 S6 E10 $
.

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	0294	SHED WOOD/	0	100	16	24	384.00	UT	2.50	2.50	100	0	0	3	100	960	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,860

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.90	AC		1.00	1.00	1.00	15,000.00	15,000.00	28,500							

REVIEW DATE 02/12/2024 BY KS Total Acres: 1.90 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 11/20/2025 BY SYS