S 248.40 FT OF N 745.20 FT OF E OF SW1/4 OF SW1/4 EX RD R/W. (AK BARWICK EAST S/D UNREC).

PARLATTI KEVIN A/PARLATTI PHYLLIS M
1006 SW BARWICK TERR
LAKE CITY, FL 32024

2026

08-4S-16-02816-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

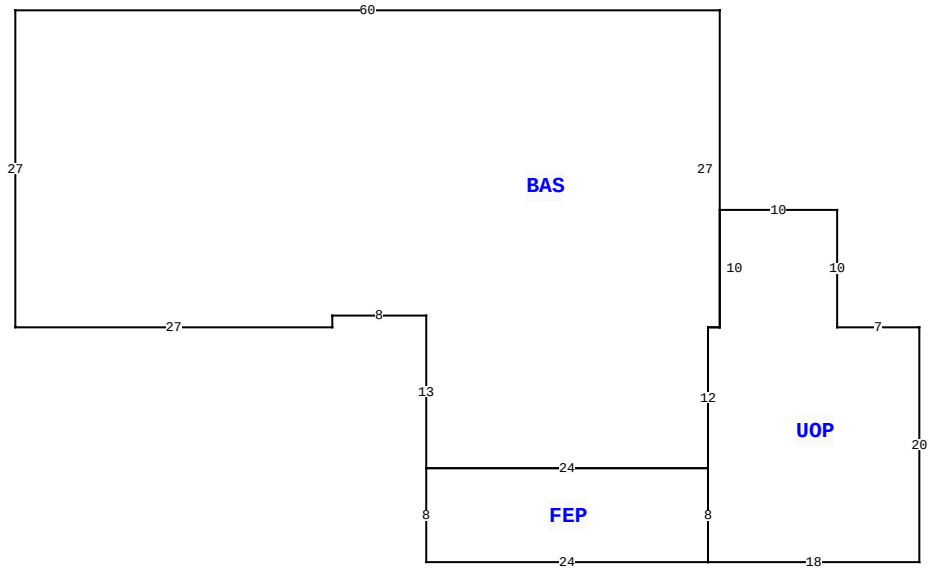
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 01
NEIGHBORHOOD/LOC	8416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	52,850
FEP	192	85		163	4,534
UOP	460	25		115	3,199
TOTALS	2,552			2,178	60,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,178	115.9000	69.54	151,458	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1900 HX Base Yr 2005



1006 SW BARWICK TER, 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		60,583
TOTAL MARKET OB/XF VALUE		12,920
TOTAL LAND VALUE - MARKET		31,050
TOTAL MARKET VALUE		104,553
SOH/AGL Deduction		49,351
ASSESSED VALUE		55,202
TOTAL EXEMPTION VALUE	HX HB	30,202
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049904	Remodel	4,850	05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2596	8/13/2025	LE	U	I	14	100
GRANTOR: PARLATTI KEVIN A						
GRANTEE: PARLATTI KEVIN A (E						
1022/0522	7/28/2004	WD	Q	I		67,857
GRANTOR: LYNN M REED						
GRANTEE: KEVIN A & PHYLLIS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E27 N1 E8 S13 FEP= S8 E24 N8 W24$ E24 UOP= S8 E18 N20 W7 N10 W10 S10 W1 S12$ N12 E1 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	2000	2000	3	100	1,200	
2	0296	SHED METAL	0	100	12	16	192.00	UT	7.50	7.50	50	2000	2000	3	50	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,920

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	2.07	AC		1.00	1.00	1.00	15,000.00	15,000.00	31,050							

REVIEW DATE 03/04/2024 BY JB Total Acres: 2.07 Total Land Value: 31,050 Market: 0 Agricultural: 0 Common: 31,050 PRINTED 10/06/2025 BY SYS