

S 153.40 FT OF N 557.40 FT OF  
E 399.70 FT OF NW1/4 OF SW1/4,  
EX RD R/W (AKA LOT 3 BARWICK

MORGAN CHARLES M/MORGAN SHARON L  
120 SW PARKER LN  
LAKE CITY, FL 32055

2026

08-4S-16-02816-015



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN 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                          | 04               | 04 |
| 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       | 1,568            | 100         |      | 1,568        | 42,148               |
| TOTALS    | 1,568            |             |      | 1,568        | 42,148               |

| EXTRA FEATURES |            |             |     |     |    |    |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           |       |
| 2              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00  | UT | 0.00     | 0.00           |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00  | UT | 7,000.00 | 7,000.00       |       |
| 4              | 0031       | BARN,MT AE  | 0   | 100 | 20 | 20 | 1.00  | UT | 5,500.00 | 5,500.00       |       |
| 5              | 0251       | LEAN TO W/  | 0   | 100 | 12 | 20 | 1.00  | UT | 1,000.00 | 1,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0102     | C   | SFR/MH               | 100 |     | A-1      | 0.00  | 0.00  | 1.28        | AC        |        |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |       |  |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0800                                               | 02  | 1,568     | 112.0050    | 67.20          | 105,370        | 1987 | 1987 | 0    | 0    | 0    | 60.00  | 40.00 |  |
| 1 MOBILE HME 100% - 0 Heated Area: 1568 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |
| <div>BAS</div>                                     |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 120 SW PARKER LN, LAKE CITY                        |     |           |             |                |                |      |      |      |      |      |        |       |  |

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

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
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| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 3              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 42,148    |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,900    |   |
| TOTAL LAND VALUE - MARKET |  | 23,040    |   |
| TOTAL MARKET VALUE        |  | 79,088    |   |
| SOH/AGL Deduction         |  | 36,992    |   |
| ASSESSED VALUE            |  | 42,096    |   |
| TOTAL EXEMPTION VALUE     |  | 30,000    |   |
| BASE TAXABLE VALUE        |  | 12,096    |   |
| TOTAL JUST VALUE          |  | 79,088    |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 79,088    |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 39494      | STORAGE     | 0   | 03/20/2020 |

| SALES DATA        |      |           |     |     |        |            |
|-------------------|------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |

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

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S28 E56 N28\$. |  |  |  |  |  |  |  |  |  |  |  |