

COMM NW COR OF NW1/4, RUN S 2448
E 25 FT TO E R/W OF WALTER LITTL
POB, E 210 FT, S 210 FT, W 210 F

PARSONS TODD
1251 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

13-5S-16-03605-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13516.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,025	100
FGR	300	55
TOTALS	1,325	1,190

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	125.2560	140.29	166,945	1994	2000	0	0	0	25.00	75.00
1 SINGLE FAM			100% - 2023			Heated Area: 1025			HX Base Yr 2023			
BAS FGR												
TOTALS												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	107,848
FGR	300	55		165	17,361
TOTALS	1,325			1,190	125,209

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0 3
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009 3

Q	% COND	OB/XF MKT VALUE	NOTES
0	100	372	
3	100	50	
TOTAL OB/XF			
422			

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	0.85	AC		1.00

% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	14,000.00	14,000.00	11,900							

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		125,209	
TOTAL MARKET OB/XF VALUE		422	
TOTAL LAND VALUE - MARKET		11,900	
TOTAL MARKET VALUE		137,531	
SOH/AGL Deduction		3,159	
ASSESSED VALUE		134,372	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		83,650	
TOTAL JUST VALUE		137,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8257	SFR	30,000	04/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2119	5/02/2022	WD	Q	I	01	178,000
GRANTOR: JOHNSON DONNA						
GRANTEE: PARSONS TODD						
1323/1575	10/11/2016	QC	U	I	11	100
GRANTOR: RICHARD JOHNSON (A SI						
GRANTEE: RICHARD & DONNA JOH						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W41 S25 E41 FGR= E12 N25 W12 S25\$ N25\$.											