BEG SW COR OF NE1/4, RUN N 600 F
S 600 FT, W 150 FT TO POB EX .02
DESC IN WD 1491-587.

PARROTT MARTIN T
249 SW LM AARON DR
LAKE CITY, FL 32025

**2026**

**15-5S-17-09245-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

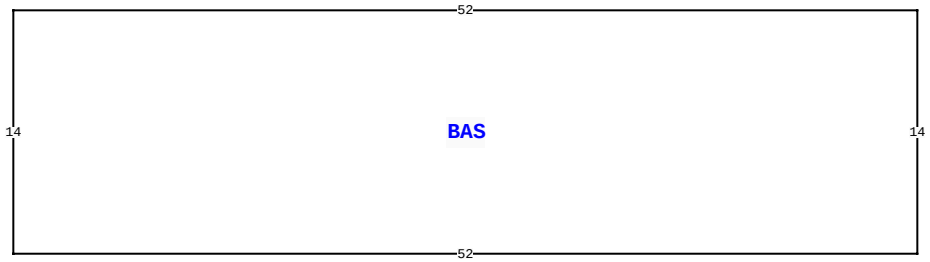
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 | 01 | 01 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 728 | 100 | | 728 | 11,258 |
| TOTALS | 728 | | | 728 | 11,258 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 728 | 64.4250 | 38.66 | 28,144 | 1982 | 1982 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2003 Heated Area: 728 HX Base Yr 2003




249 SW LM AARON DR, 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 | | 11,258 |
| TOTAL MARKET OB/XF VALUE | | 8,000 |
| TOTAL LAND VALUE - MARKET | | 28,560 |
| TOTAL MARKET VALUE | | 47,818 |
| SOH/AGL Deduction | | 19,228 |
| ASSESSED VALUE | | 28,590 |
| TOTAL EXEMPTION VALUE | HX HB DX | 28,590 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 47,818 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 47,818 |

BLDG:2:1: SUNW MH (KATHLEEN BURKE LIVES HERE)
XFOB:1:1: CHAMPION MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050965 | Electrical Servic | 0 | 10/03/2024 |
| 13309 | M H | 125 | 11/17/1997 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1491/587 | 5/10/2023 | WD | U | I | 18 | 1,200 |
| GRANTOR: PARROTT MARTIN T | | | | | | |
| GRANTEE: COLUMBIA COUNTY, FL | | | | | | |
| 0970/1401 | 12/23/2002 | WD | U | I | 08 | 3,000 |
| GRANTOR: KATHLEEN BURKE | | | | | | |
| GRANTEE: CAROL & MARTIN PARR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

### 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0255 | MBL HOME S | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,000

| 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 | 2.04 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 28,560 | | | | | | | |

REVIEW DATE 10/14/2024 BY tommy Total Acres: 2.04 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560 PRINTED 11/18/2025 BY SYS