LOT 1 CORINTH PARK EX THE S
171.53 FT WHICH LIES IN SEC 20
& EX BEG SW COR LOT 2, RUN E

REGISTER DENNIS CARLTON/REGISTER SALLY DENISE
105 NW PARRISH CT
LAKE CITY, FL 32055

2026

17-2S-17-04722-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

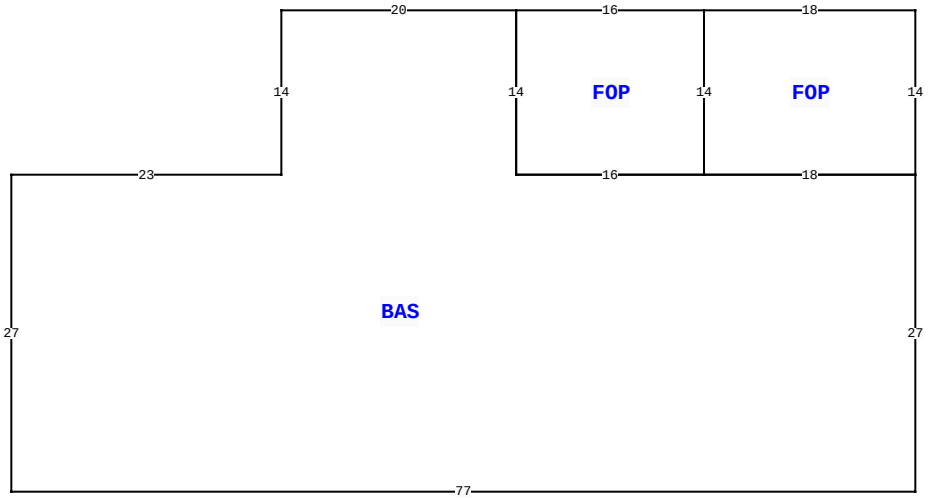
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Stories	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 03
NEIGHBORHOOD/LOC	17217.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100		2,359	66,750
FOP	224	35		78	2,207
FOP	252	35		88	2,490
TOTALS	2,835			2,525	71,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,525	117.9000	70.74	178,618	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 2359 HX Base Yr 2015



105 NW PARRISH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,447
TOTAL MARKET OB/XF VALUE	9,560
TOTAL LAND VALUE - MARKET	21,250
TOTAL MARKET VALUE	102,257
SOH/AGL Deduction	36,412
ASSESSED VALUE	65,845
TOTAL EXEMPTION VALUE	HX HB 40,845
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	102,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,257

PRMT:2:1: D REGISTER MH
XFOB:1:1: VINTAGE MH
LAND:1:1: LOT 1 EX S 171.53 FT & EX 1.5 AC
PRMT:1:1: F. MURRAY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38474	MAINT/ALTR	75	08/15/2019
11429	M H	125	07/19/1996
11171	M H	125	05/20/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0492	1/30/2015	WD	U	I	11	100
GRANTOR: DENNIS C & SALLY DENI						
GRANTEE: DENNIS C & SALLY D						
1288/1364	1/29/2015	WD	U	I	11	100
GRANTOR: DENNIS C & SALLY DENI						
GRANTEE: DENNIS C & SALLY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N14 W16 S14 E16$ W16 N14 W20 S14 W23 S27 E77 N27$FOP= N14 W18 S14 E18$.

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	10	19	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
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	20	24	840.00	UT	1.50	1.50	100	2010	2010	3	100	1,260	

LAND DESCRIPTION

TOTAL OB/XF 9,560

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		RSF/MH	0.00	0.00	2.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	21,250							

REVIEW DATE 09/24/2019 BY RP Total Acres: 2.50 Total Land Value: 21,250 Market: 0 Agricultural: 0 Common: 21,250 PRINTED 11/20/2025 BY SYS