LOT 5 CORINTH PARK S/D.
657-638, 657-639, 683-074, DC 11

PARRISH THOMAS SR
490 NW PARRISH CT
LAKE CITY, FL 32055

2026

17-2S-17-04722-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

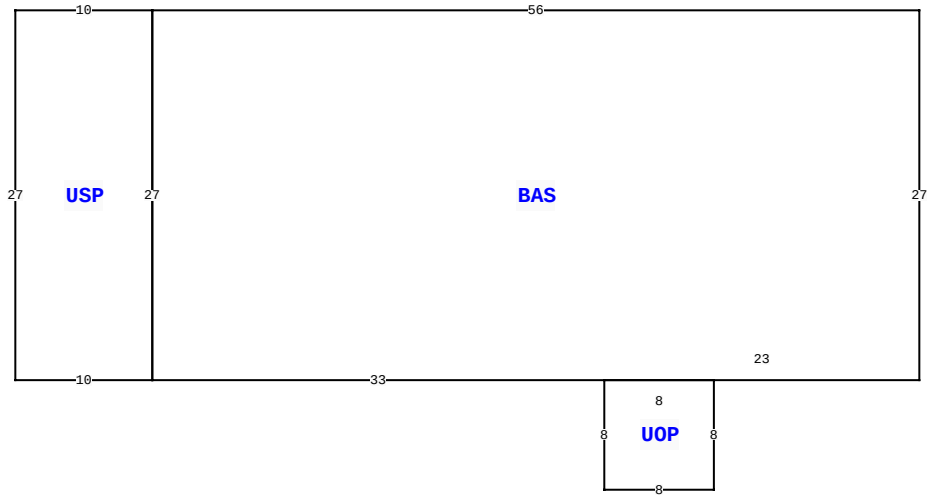
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,512	100		1,512	35,962
UOP	64	25		16	380
USP	270	35		94	2,236
TOTALS	1,846			1,622	38,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,622	99.0945	59.46	96,444	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	38,578
TOTAL MARKET OB/XF VALUE	8,250
TOTAL LAND VALUE - MARKET	14,705
TOTAL MARKET VALUE	61,533
SOH/AGL Deduction	8,546
ASSESSED VALUE	52,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,987
TOTAL JUST VALUE	61,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/2025	11/19/2010	WD	Q	I	01	36,000
GRANTOR: MADELINE J SWICK						
GRANTEE: THOMAS PARRISH SR &						
0657/0639	7/22/1988	WD	U	V		9,000
GRANTOR: FURNESS CECIL J &						
GRANTEE: SWICK DONALD &						

8486 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0070	CARPORT UF	0	0	24	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	150	

BUILDING DIMENSIONS

BAS= W56 USP= W10 S27 E10 N27$ S27 E33 UOP= S8 E8 N8 W8$ E23 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	0		RSF/MH	406.00	420.00	1.73	AC		1.00	1.00	1.00	8,500.00	8,500.00	14,705							

REVIEW DATE 08/03/2015 BY DF Total Acres: 1.73 Total Land Value: 14,705 Market: 0 Agricultural: 0 Common: 14,705 PRINTED 11/19/2025 BY SYS