COMM SE COR OF SEC, RUN N 1417.8
N 1468.5 FT, W 1551.41 FT FOR PO
FT, W 150 FT, N 210.07 FT, E 150

PARKS SHAUN T/PARKS JERRI L
155 SW GREENRIDGE LN
LAKE CITY, FL 32025

2026

18-4S-17-08477-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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
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

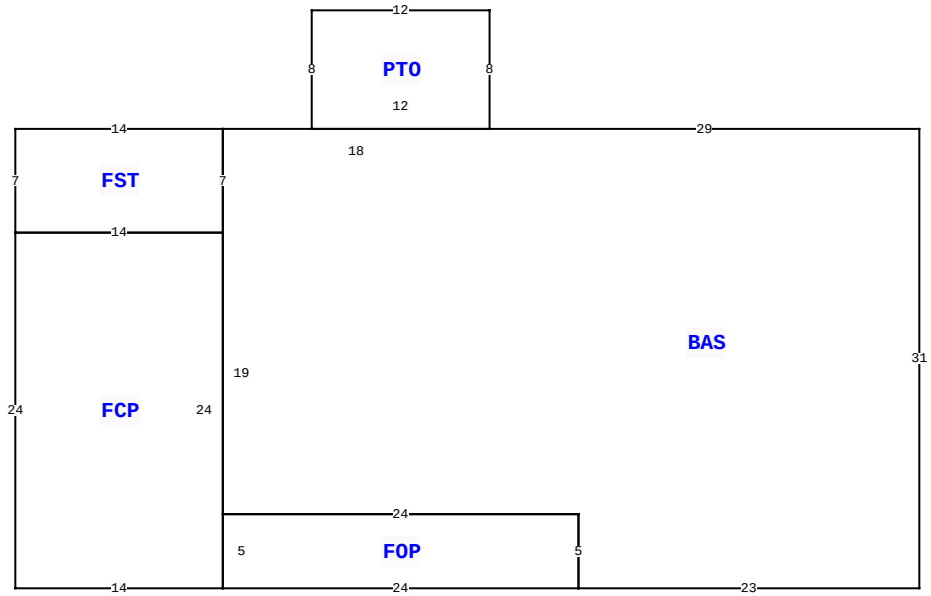
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100		1,337	146,386
FCP	336	25		84	9,197
FOP	120	30		36	3,942
FST	98	55		54	5,912
PTO	96	5		5	547
TOTALS	1,987			1,516	165,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,516	122.1960	136.86	207,480	1986	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 1337 HX Base Yr



155 SW GREENRIDGE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,984
TOTAL MARKET OB/XF VALUE	5,352
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	189,836
SOH/AGL Deduction	0
ASSESSED VALUE	189,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,836
TOTAL JUST VALUE	189,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043910	Roof Replacement	15,636	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1513/298	4/17/2024	WD	Q	I	01	254,900
GRANTOR: MORROW RICHARD D						
GRANTEE: PARKS SHAUN T						
1368/1434	9/10/2018	WD	Q	I	01	129,000
GRANTOR: THOMAS A & LINDA G TU						
GRANTEE: RICHARD D MORROW &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N8 W12 S8 E12$W18 FST= W14 S7 E14 N7$ S7 FCP= W14 S24 E14 N24$ S19 FOP= S5 E24 N5 W24$ E24 S5 E23 N31$.

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	0	12	16	192.00	UT	7.50	7.50	80	1993	1993	3	80	1,152	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 5,352

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/14/2024 BY TP Total Acres: 0.71 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/07/2025 BY SYS