COMM NW COR OF NE1/4, RUN S
100 FT FOR POB, RUN E 365 FT,
N 650.21 FT TO S R/W OF

PARRISH JOSEPH MATTHEW/PARRISH CARI ILENE
238 NW PARRISH COURT
LAKE CITY, FL 32055

2026

20-2S-17-04738-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

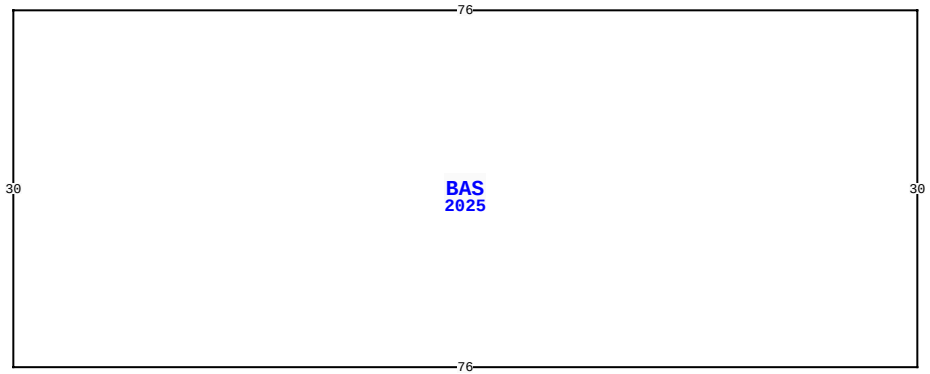
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 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	20217.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	251,057
TOTALS	2,280			2,280	251,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,280	113.5000	112.36	256,181	2024	2024	0	0	0	2.00	98.00

3 MANUF 2 100% - 2025 Heated Area: 2280 HX Base Yr 2019



238 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		251,057
TOTAL MARKET OB/XF VALUE		13,900
TOTAL LAND VALUE - MARKET		25,415
TOTAL MARKET VALUE		290,372
SOH/AGL Deduction		60,787
ASSESSED VALUE		229,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,863
TOTAL JUST VALUE		290,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,372

LAND:1:1: ADJ;4 PART OF AC IS A 20 FT LANE-.30 AC

XFOB:1:1: GUER ID#GDLCFL25825842 A & B - ON DEED &

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050266	Mobile Home		07/02/2024
36818	M H	325	06/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/2541	4/13/2018	WD	U	I	11	100
GRANTOR: DEBRA PARRISH EVANS						
GRANTEE: JOSEPH MATTHEW & CA						
1356/1447	3/23/2018	WD	U	I	30	20,000
GRANTOR: DEBRA PARRISH EVANS						
GRANTEE: JOSEPH MATTHEW & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=17,13] E76 S30 W76 N30 $
.

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	600.00	600.00	50	2010	2010	3	50	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 13,900

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	2.99	AC		1.00	1.00	1.00	8,500.00	8,500.00	25,415							

REVIEW DATE 09/05/2024 BY JB Total Acres: 2.99 Total Land Value: 25,415 Market: 0 Agricultural: 0 Common: 25,415 PRINTED 11/17/2025 BY SYS