LOTS 7 & 8 CORINTH PARK S/D.
506-428, 619-435-36, 624-526, CA

PARRISH JEFFREY W/PARRISH THOMAS M
8360 N US HWY 441
LAKE CITY, FL 32055

**2026**

**20-2S-17-04738-007**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

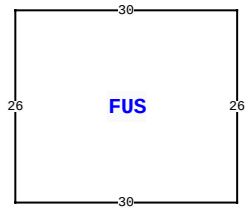
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 20217.010 | 1.00/ |

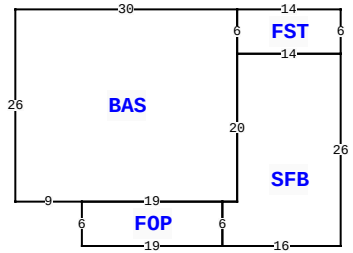
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 780 | 100 | | 780 | 50,766 |
| FOP | 114 | 30 | | 34 | 2,213 |
| FST | 84 | 55 | | 46 | 2,994 |
| FUS | 780 | 100 | | 780 | 50,766 |
| SFB | 376 | 80 | | 301 | 19,590 |
| TOTALS | 2,134 | | | 1,941 | 126,329 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,941 | 89.4039 | 100.13 | 194,352 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 50% - 2005 Heated Area: 1936 HX Base Yr 2005




8360 N US HIGHWAY 441 , 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 | | 126,329 |
| TOTAL MARKET OB/XF VALUE | | 12,952 |
| TOTAL LAND VALUE - MARKET | | 32,640 |
| TOTAL MARKET VALUE | | 171,921 |
| SOH/AGL Deduction | | 37,665 |
| ASSESSED VALUE | | 134,256 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 109,256 |
| TOTAL JUST VALUE | | 171,921 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 171,921 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 36378 | PUMP/UTPOL | 50 | 02/27/2018 |
| 28091 | M H | 398 | 09/22/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1016/2659 | 5/26/2004 | WD | Q | I | 06 | 100 |
| GRANTOR: THOMAS M & JOAN S PAR | | | | | | |
| GRANTEE: THOMAS M & JOAN S & | | | | | | |
| 0991/2714 | 8/12/2003 | WD | Q | I | 03 | 45,000 |
| GRANTOR: CAPELL & ROGERS | | | | | | |
| GRANTEE: THOMAS M & JOAN PAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S26 E9 FOP= S6 E19 N6 W19$ E19 SFB= S6 E16 N26 W14 S20 W2$ E2 N20 FST= E14 N6 W14 S6$ N6 PTR= N30 FUS= N26 W30 S26 E30$ S30$.

## 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 | 0031 | BARN,MT AE | 0 | 50 | 24 | 31 | 744.00 | UT | 10.00 | 10.00 | 80 | 2010 | 2010 | 3 | 80 | 5,952 | |
| 2 | 9945 | Well/Sept | 0 | 50 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,952

| 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 | 50 | | RSF/MH | 0.00 | 0.00 | 3.84 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 32,640 | | | | | | | |

REVIEW DATE 04/12/2018 BY DF Total Acres: 3.84 Total Land Value: 32,640 Market: 0 Agricultural: 0 Common: 32,640 PRINTED 11/17/2025 BY SYS