

LOT 4 BLOCK B FOREST COUNTRY SEC
688-463, 697-526, 750-1697, 792-

PARLATTI MICHAEL/PARLATTI RUELLA
337 SW SHORTLEAF DR
LAKE CITY, FL 32024

2026

21-4S-16-03080-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 21416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100		1,348	121,029
FGR	700	55		385	34,567
FUS	1,160	100		1,160	104,150
UOP	80	20		16	1,437
UOP	88	20		18	1,616
UOP	228	20		46	4,130

TOTALS	3,604			2,973	266,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00
3	0120	CLFENCE 4	0	100	0	0		440.00	UT 4.50
4	0280	POOL R/CON	0	100	0	0		537.00	UT 70.00
5	0258	PATIO	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 2,973 123.3309 138.13 410,660 1989 1989 0 0 0 35.00 65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2508 HX Base Yr 2012

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,929	
TOTAL MARKET OB/XF VALUE		33,003	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		334,932	
SOH/AGL Deduction		150,295	
ASSESSED VALUE		184,637	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		133,915	
TOTAL JUST VALUE		334,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32286	POOL	69	09/12/2014
31338	POOL	325	08/09/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1214/1916	5/11/2011	WD	U	I	12
GRANTOR: SECRETARY OF HOUSING					SALE PRICE
GRANTEE: MICHAEL & RUELLA PA					129,500
1207/2599	10/20/2010	WD	U	I	12
GRANTOR: FIRST FEDERAL SAVINGS					100
GRANTEE: SECRETARY OF HOUSING					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W9 UOP= N12 W19 S12 E19\$ W 51 S29 E24 UOP= S11 E8 N11 W8\$ E8 FGR= S11 E28 N25 W28 S14\$ N14 E28 N15\$ PTR= N30 FUS= N40 W10 UOP= N8 W10 S8 E10\$ W19 S40 E29\$ S30\$.									