COMM AT SE COR OF SEC, RUN W 989
RUN N 2592.61 FT TO S R/W C-133B
RUN E ALONG S R/W C-133B, 165 FT

PARKER KAREN A/PARKER GLENN C
742 SE RACE TRACK LANE
LAKE CITY, FL 32025

2026

21-4S-17-08633-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

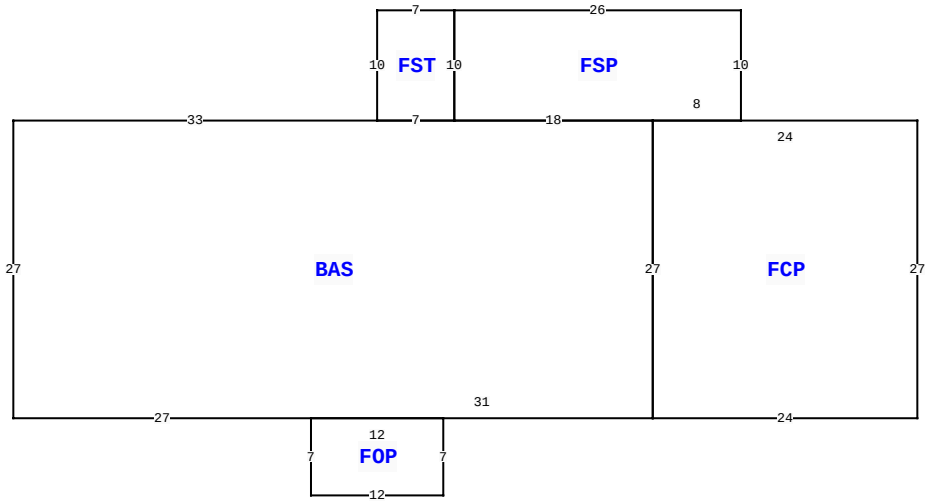
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	119,235
FCP	648	25		162	12,335
FOP	84	35		29	2,208
FSP	260	40		104	7,919
FST	70	55		38	2,894
TOTALS	2,628			1,899	144,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	02	1,899	123.8000	101.52	192,786	1989	2000	0	0	0	25.00	75.00

1 SFR/MH CON 100% - 2007 Heated Area: 1566 HX Base Yr 2007



742 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,590
TOTAL MARKET OB/XF VALUE		12,870
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		199,960
SOH/AGL Deduction		116,125
ASSESSED VALUE		83,835
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,113
TOTAL JUST VALUE		199,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041892	Remodel	8,455	05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1086/1184	6/09/2006	WD	Q	I		152,500
GRANTOR: RICKEY & DONNA KENNIN						
GRANTEE: KAREN & GLENN PARKE						
0874/2330	2/15/1999	WD	U	V		100
GRANTOR: VERNON & MARY M DAVIS						
GRANTEE: DONNA LYNN DAVIS KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S27 E27 FOP= S7 E12 N7 W12$ E31 FCP= E24 N27 W24 S27$ N27 FSP= E8 N10 W26 S10 E18$ W18 FST= N10 W7 S10 E7$ W7$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	150	
2	0030	BARN,MT	0	100	18	20	360.00	UT	12.00	12.00	100	2004	2004	3	100	4,320	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 12,870

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	165.00	1,320.00	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500							

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 10/07/2025 BY SYS