

W1/2 OF NW1/4 EX THE S 440 FT
OF S1/2 OF W1/2 OF NW1/4 AS
DESC ORB 824-1775 & EX 5 AC

PARRISH CYNTHIA L LIVING TRUST/PARRISH ALEXI M
2611 SE 27TH ST
OCALA, FL 34471-6294

2026

22-7S-16-04286-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,158
FSP	96	40		38	829
TOTALS	1,020			962	20,987

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	59.67	AC	
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.67	AC	
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC	
4	0200	C	MBL HM	0			0.00	0.00	1.00	AC	

REVIEW DATE 07/07/2015 BY DF

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0800	02	962	90.9000	54.54	52,467	1981	1981	0	0	0	60.00	40.00													
1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr																									
470 SW GRANDPA WAY, FORT WHITE																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td>04/10/2025</td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td>09/13/2022</td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/10/2025	INC DATE		AG DATE	09/13/2022
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MLU 2025																									

TOTAL OB/XF													
21,400													

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21,400													

Total Acres: 61.67 Total Land Value: 25,767 Market: 273,015 Agricultural: 16,767 Common: 9,000

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		20,987
TOTAL MARKET OB/XF VALUE		21,400
TOTAL LAND VALUE - MARKET		282,015
TOTAL MARKET VALUE		68,154
SOH/AGL Deduction		11,420
ASSESSED VALUE		56,734
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		56,734
TOTAL JUST VALUE		324,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,017

XFOB:2:1: WEST MH
LAND:1:1: OWNS 4266-000 TOTAL 149.90 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054330	Roof Replacement	12,800	10/27/2025
18722	M H	125	09/13/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1414/2057	6/19/2020	WD	U	I	30		0
GRANTOR: CYNTHIA L PARRISH (AS							
GRANTEE: CYNTHIA L PARRISH T							
1414/2054	6/19/2020	WD	U	I	11		100
GRANTOR: MABLE M TURNER							
GRANTEE: CYNTHIA L PARRISH							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W66 S14 E43 FSP= S8 E12N8 W12\$ E23 N14\$.													

PRINTED 11/10/2025 BY SYS