COMM SW COR OF NE1/4, N 380.41 F
N 669.59 FT, E 420 FT, S 138.99
S 12 DEG E 263.95 FT, S 17 DEG W

PARROTT KERRY MIRANDA LAW/PARROTT DAVID CURT
313 NW LAW CT
LAKE CITY, FL 32055

2026

27-2S-16-01755-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

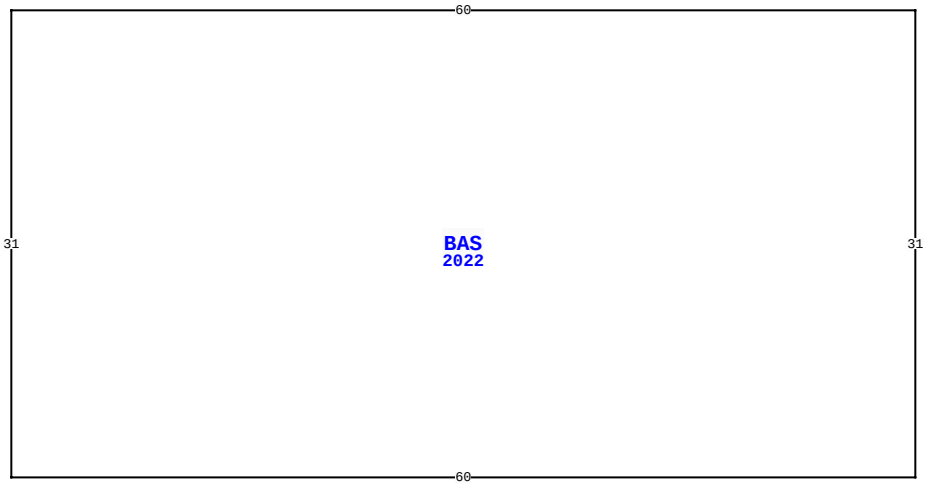
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	0	0 100
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	27216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2022	1,860	162,723
TOTALS	1,860			1,860	162,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,860	113.5000	106.69	198,443	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2022 Heated Area: 1860 HX Base Yr 2022



275 NW LAW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,723
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		19,460
TOTAL MARKET VALUE		189,683
SOH/AGL Deduction		46,776
ASSESSED VALUE		142,907
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,185
TOTAL JUST VALUE		189,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/843	11/29/2021	WD	U	V	30	0

GRANTOR: LAW BRENDA H

GRANTEE: PARROTT KERRY MIRAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=18,8] E60 S31 W60 N31 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	100		00	0.00	0.00	3.56	AC		1.00	1.00	0.50	7,000.00	3,500.00	12,460							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 4.56 Total Land Value: 19,460 Market: 0 Agricultural: 0 Common: 19,460 PRINTED 10/07/2025 BY SYS