

PARKER JEFFREY W
327 NW AMANDA STREET
LAKE CITY, FL 32055

27-3S-16-02342-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	VINYL SID 90								0201	02	2,644	108.6800	102.16	270,111	2002	2002	0	0	45.00	55.00	VALUATION BY								STANDARD									
Exterior Wall	12	CEDAR 10								1 MANUF 1 100% - 0										Heated Area: 2280										HX Base Yr									
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	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
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		04	04																																				
DOR CODE		0200 MOBILE HOME																																					
MAP NUM												MKT AREA		06																									
NEIGHBORHOOD/LOC		27316.070 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,280	100		2,280	128,109																																		
FSP	384	40		154	8,653																																		
UEP	300	70		210	11,800																																		
TOTALS		2,964			2,644	148,561											BLD DATE				LGL DATE																		
EXTRA FEATURES		327 NW AMANDA ST, LAKE CITY										XF DATE				LAND DATE																							
												INC DATE				AG DATE																							
L N	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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																							
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100																							
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																							
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100																							
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100																							
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800																							
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500																							
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200																							
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022	100		2,000																							
LAND DESCRIPTION										TOTAL OB/XF										11,900																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0102	C	SFR/MH	100		RSF/MH	55.00	187.00	2.00	LT		1.00	1.00	0.90	6,800.00	6,120.00	12,240																						
2	0000	C	VAC RES	0		RSF/MH	86.00	127.00	1.00	LT		1.00	1.00	1.00	6,800.00	6,800.00	6,800																						
REVIEW DATE 03/28/2023 BY KS Total Acres: 1.63 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 10/03/2025 BY SYS																																							