

LOT 66 SPRINGFIELD ESTATES PHASE
ORB 778-211, 817-520, 982-1891,

LARSEN MICHELLE T/PARKER DOUGLAS JASON
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

27-4S-16-03199-466



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	14	PREFIN MT 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	4	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

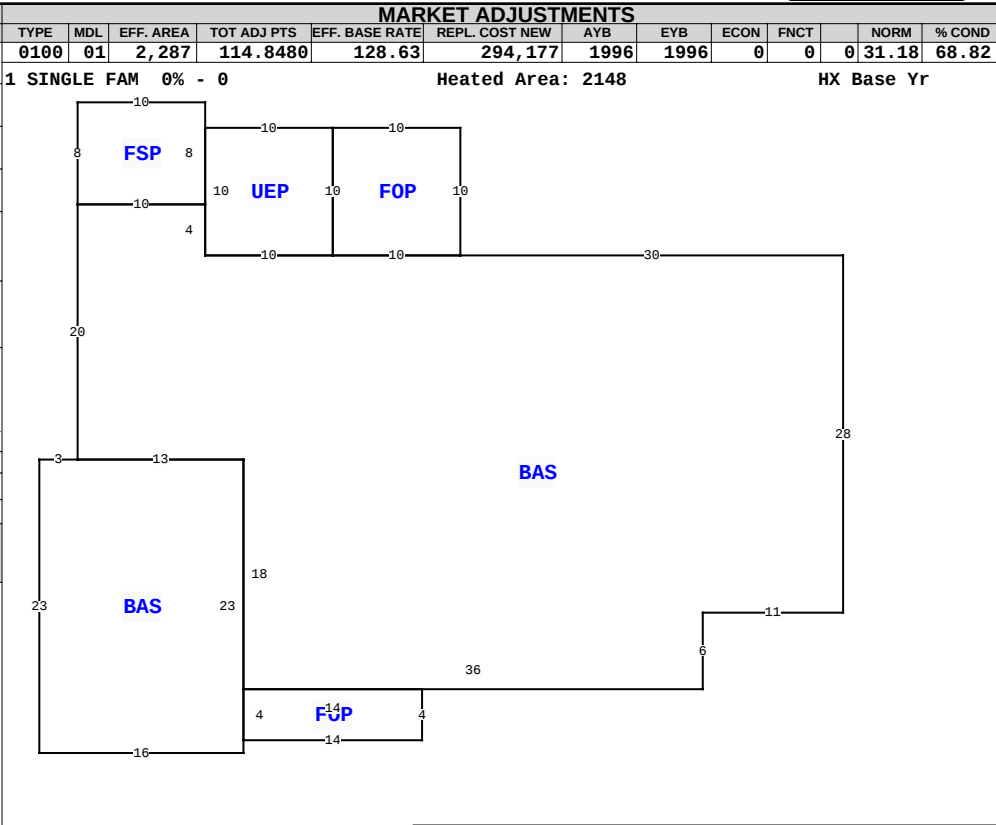
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 27416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	32,577
BAS	1,780	100		1,780	157,571
FOP	56	30		17	1,505
FOP	100	30		30	2,656
FSP	80	40		32	2,833
UEP	100	60		60	5,312

TOTALS	2,484			2,287	202,453
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	475.00	UT	1.50	1.50	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	4.50	4.50	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF/M	45.00	186.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	0	0	0	475.00	UT	1.50	1.50	100	1996	1996	3	100	713	
2	0120	CLFENCE 4	0	0	0	0	170.00	UT	4.50	4.50	60	1993	1993	3	60	459	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
5	0296	SHED METAL	0	0	10	10	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		RSF/M	45.00	186.00	1.00	LT	

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	202,453		
TOTAL MARKET OB/XF VALUE	3,472		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	233,925		
SOH/AGL Deduction	0		
ASSESSED VALUE	233,925		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	233,925		
TOTAL JUST VALUE	233,925		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	237,102		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10775	SFR	295	02/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1254/2245	5/13/2013	WD	U	I	12	55,000
GRANTOR: COLUMBIA BANK						
GRANTEE: MICHELLE LARSEN & D						
1248/2153	1/16/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TRIM						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W30 FOP= N10 W10 S10 E10\$ W10 UEP= N10 W10 S10 E10\$ W10 N4 FSP= N8 W10 S8 E10\$ W10 S20 BAS= W3 S23 E16 N23 W13\$ E13 S18 FOP= S4 E14 N4 W14\$E36 N6 E11 N28\$.											