THE E 470 FT OF S1/2 OF NE1/4 OF
COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN S 660 FT, W 140 FT,

PARKER TRAVIS B/DOUGLASS ALLISON LYNN
266 SE MARROW CT
LAKE CITY, FL 32025

2026

32-4S-18-10527-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 04

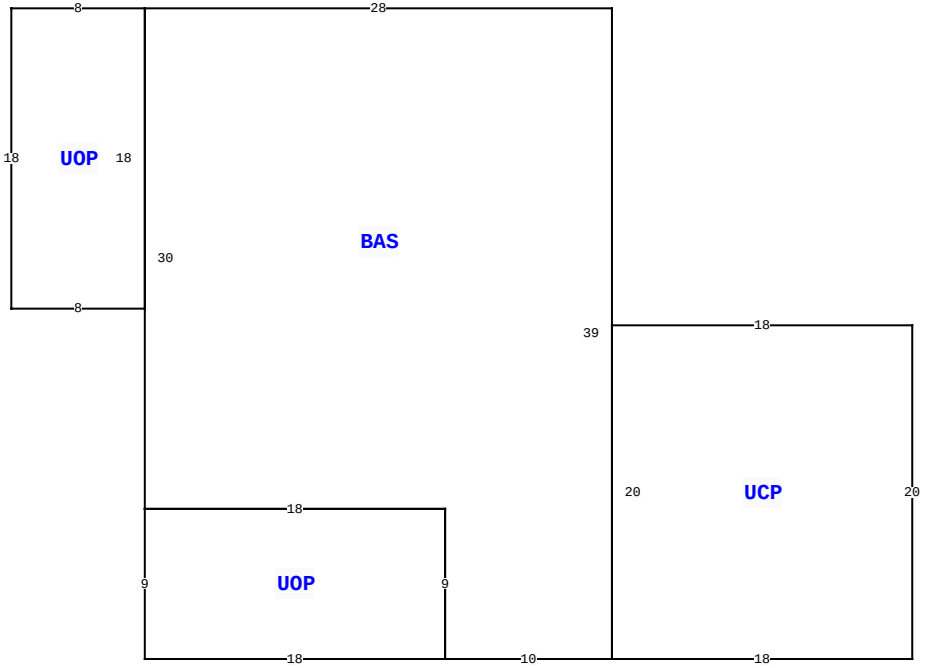
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100		930	16,193
UCP	360	20		72	1,254
UOP	144	20		29	505
UOP	162	20		32	557
TOTALS	1,596			1,063	18,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,063	38.8620	43.53	46,272	1900	1900	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 930 HX Base Yr



296 SE MARROW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,509
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	54,759
SOH/AGL Deduction	10,229
ASSESSED VALUE	44,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,530
TOTAL JUST VALUE	54,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,759

LAND:2:1: CYPRESS POND LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/288	9/28/2025	LE	U	I	14	100
GRANTOR: PARKER TRAVIS B (ENH						
GRANTEE: JOHNSON CASSIDY KAY						
1548/642	8/27/2025	WD	U	I	11	100
GRANTOR: DOUGLASS CARRIE ANN						
GRANTEE: PARKER TRAVIS B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= W8 S18 E8 N18$S30 UOP= S9 E18 N9 W18$ E18 S9 E10 UCP= E18 N20 W18 S20$ N39$.

LAND DESCRIPTION

TOTAL OB/XF 250

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	0100	C	SFR	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	31,500							
2	0000	C	VAC RES	0		00	0.00	0.00	2.00	AC		1.00	1.00	0.50	4,500.00	2,250.00	4,500							

REVIEW DATE 09/30/2015 BY DF Total Acres: 9.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/21/2025 BY SYS