

LOT 15 BLOCK C BELLAIRE S/D.
522-240, 694-243, WD 1026-2835,

PARKER DEVELOPMENT, LLC
P O BOX 336
WELLBORN, FL 32094

2026

34-3S-17-07000-000
[Barcode]

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	34317.020 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,327	100
FOP	35	30
FST	77	55
UEP	240	60
TOTALS	1,679	1,523

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,523	114.6420	128.40	195,553	1970	1980	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1327 HX Base Yr													
840 SE DEFENDER DR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0294	SHED WOOD/	0	0	16	10	1.00	UT	0.00	0.00	100	0	0
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		127,109	
TOTAL MARKET OB/XF VALUE		1,150	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		146,759	
SOH/AGL Deduction		0	
ASSESSED VALUE		146,759	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		146,759	
TOTAL JUST VALUE		146,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		146,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049295	Roof Replacement	8,400	02/27/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1341/0588	7/12/2017	WD U	I	I	12	74,000	
GRANTOR: CARRINGTON MORTGAGE S							
GRANTEE: PARKER DEVELOPMENT,							
1338/2660	6/13/2017	CT U	I	I	18	67,000	
GRANTOR: CLERK OF COURT							
GRANTEE: CARRINGTON MORTGAGE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W31 UEP= N12 W20 S12 E20\$ W12 FST= W11 S7 E11 N7\$ S7 W11 S19 E26 FOP= S5 E7 N5 W7\$ E28 N26\$.													