NE DIV: LOTS 1 & 2 FINLEYS ADDIT
COR OF LOT 2 OF SAID S/D, E 33 F
W 30.53 FT, N 100 FT TO POB.

PARKER SANCHES/PARKER BARBARA J
665 NE BAILEY ST
LAKE CITY, FL 32055

**2027**

**00-00-00-10818-001**

## BUILDING CHARACTERISTICS

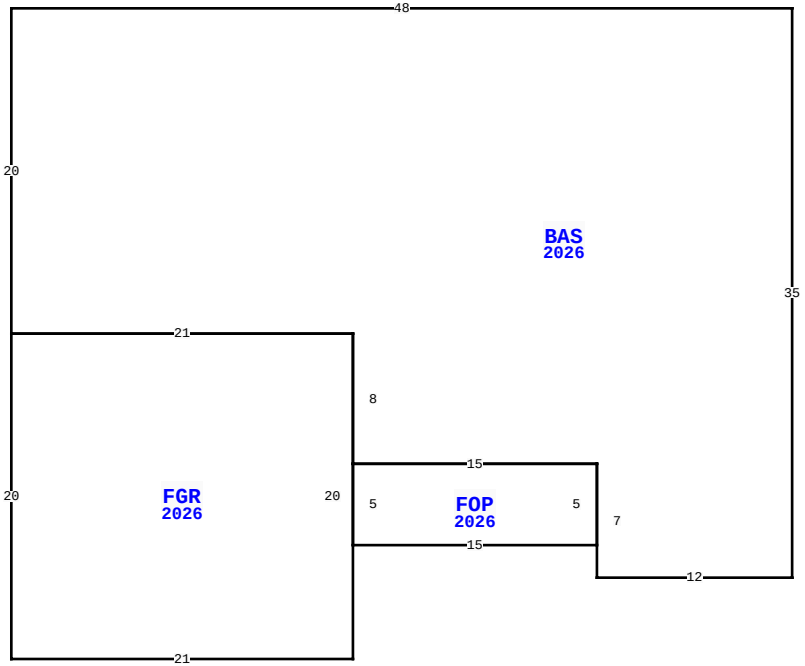
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 07 |
| NEIGHBORHOOD/LOC | 810317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,260 | 100 | 2026 | 1,260 | 162,162 |
| FGR | 420 | 55 | 2026 | 231 | 29,730 |
| FOP | 75 | 30 | 2026 | 22 | 2,831 |
| TOTALS | 1,755 | | | 1,513 | 194,723 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,513 | 117.0000 | 128.70 | 194,723 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1260 HX Base Yr




665 NE BAILEY ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 680.00 | UT | 3.00 | 3.00 | 100 | 2026 | 2025 | | 100 | 2,040 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 194,723 |
| TOTAL MARKET OB/XF VALUE | 2,040 |
| TOTAL LAND VALUE - MARKET | 4,225 |
| TOTAL MARKET VALUE | 200,988 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 200,988 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 200,988 |
| TOTAL JUST VALUE | 200,988 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 204,529 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1534/2080 | 2/28/2025 | WD | Q | I | 05 | 285,000 |
| GRANTOR: TWENTYEIGHT FOURTEEN, | | | | | | |
| GRANTEE: PARKER SANCHES | | | | | | |
| 1503/2230 | 11/30/2023 | WD | U | V | 11 | 100 |
| GRANTOR: SCIPPIO BARNARD | | | | | | |
| GRANTEE: TWENTYEIGHT FOURTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-20] W48 S20 E21 S8 E15 S7 E12 N35 $
FGR=[YR=2026;ORIG=-38,0] E21 S20 W21 N20 $
FOP=[YR=2026;ORIG=-17,8] E15 S5 W15 N5 $
.

## LAND DESCRIPTION

TOTAL OB/XF 2,040

| 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 | | 00 | 83.00 | 100.00 | 8,450.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 4,225 | | | | | | | |

REVIEW DATE 06/26/2025 BY HC Total Acres: 0.19 Total Land Value: 4,225 Market: 0 Agricultural: 0 Common: 4,225 PRINTED 11/18/2026 BY SYS