S DIV: S 70 FT OF LOTS 20 & 21
BLOCK E KRIPNERS S/D
ORB 464-689, 597-666, 782-1125

PARKER DOUGLAS J/LARSON MICHELLE T
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

00-00-00-14208-000

BUILDING CHARACTERISTICS

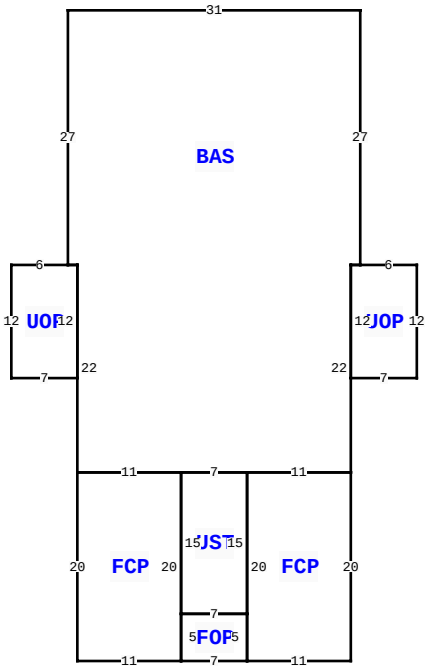
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100		1,475	60,711
FCP	220	25		55	2,264
FCP	220	25		55	2,264
FOP	35	30		10	412
UOP	84	20		17	700
UOP	84	20		17	700
UST	105	45		47	1,935
TOTALS	2,223			1,676	68,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,676	94.6228	82.32	137,968	1964	1964	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1475 HX Base Yr



613 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,984
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	83,234
SOH/AGL Deduction	0
ASSESSED VALUE	83,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,234
TOTAL JUST VALUE	83,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,234

LAND:1:1: SE1/4 32-3S-17 DOR 1994

SALE:1:1: KRIPPNERS S/D - APT BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0048	7/31/2013	QC	U	I	11	100
GRANTOR: PALMA AKINS						
GRANTEE: DOUGLAS J PARKER &						
0944/1304	1/16/2002	QC	Q	I	06	100
GRANTOR: JOHN M PIERCE						
GRANTEE: CARMEN PETERSON FNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 UOP= W6 S12 E7 N12 W1$ E1 S22 FCP= S20 E11 N20 W11$ E11 UST= S15 FOP= S5 E7 N5 W7$ E7 N15 W7 $ E7 FCP= S20 E11 N20 W11$ E11 N22E1 UOP= E6 S12 W7 N12 E1$ N27$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

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	0800	C	MULTI-FAM	0		00	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	2.00	2.00	14,000							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.16 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS