

COMM 361.31 FT S OF COR OF
 NW1/4 OF SW1/4 AT C/L SR-247,
 RUN 11.82 FT, SE 50 FT TO S

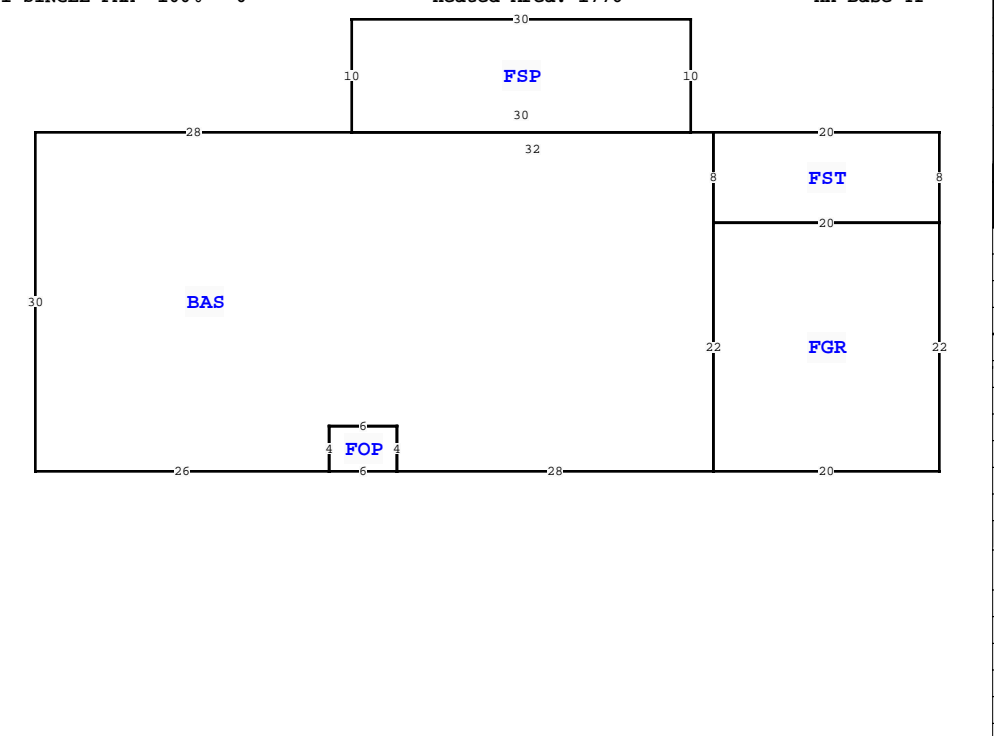
PARNEL SARA
 PO BOX 1075
 LAKE CITY, FL 32056

2026

01-4S-16-02678-002

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 Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	111.3560	124.72	278,500	1972	1972	0	0	35.00	65.00



SINGLE FAMILY					
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	1416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	143,977
FGR	440	55		242	19,618
FOP	24	30		7	567
FSP	300	40		120	9,728
FST	160	55		88	7,134
TOTALS	2,700			2,233	181,025

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			181,025	
TOTAL MARKET OB/XF VALUE			1,450	
TOTAL LAND VALUE - MARKET			202,250	
TOTAL MARKET VALUE			202,725	
SOH/AGL Deduction			90,020	
ASSESSED VALUE			112,705	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			61,294	
TOTAL JUST VALUE			202,725	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			202,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1069/0745	12/21/2005	QC	Q	I	01	100
GRANTOR: ARTHUR W COWARD						
GRANTEE: SARA PARNEL						
0700/0800	11/01/1989	WD	Q	I		65,000
GRANTOR: MORGAN						
GRANTEE: COWARD						

EXTRA FEATURES															244 SW QUAIL HEIGHTS TER, LAKE CITY	
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	100	0	0		1.00	UT	0.00	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT	0.00	0	0	3	100	250	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= W30 S10 BAS= W28 S30 E26 FOP= E6 N4 W6 S4\$ N4 E6 S4 E28FGR= E20 N22 W20 S22\$ N22FST= E20 N8 W20 S8\$N8 W32\$ E30 N10\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	20,250							