

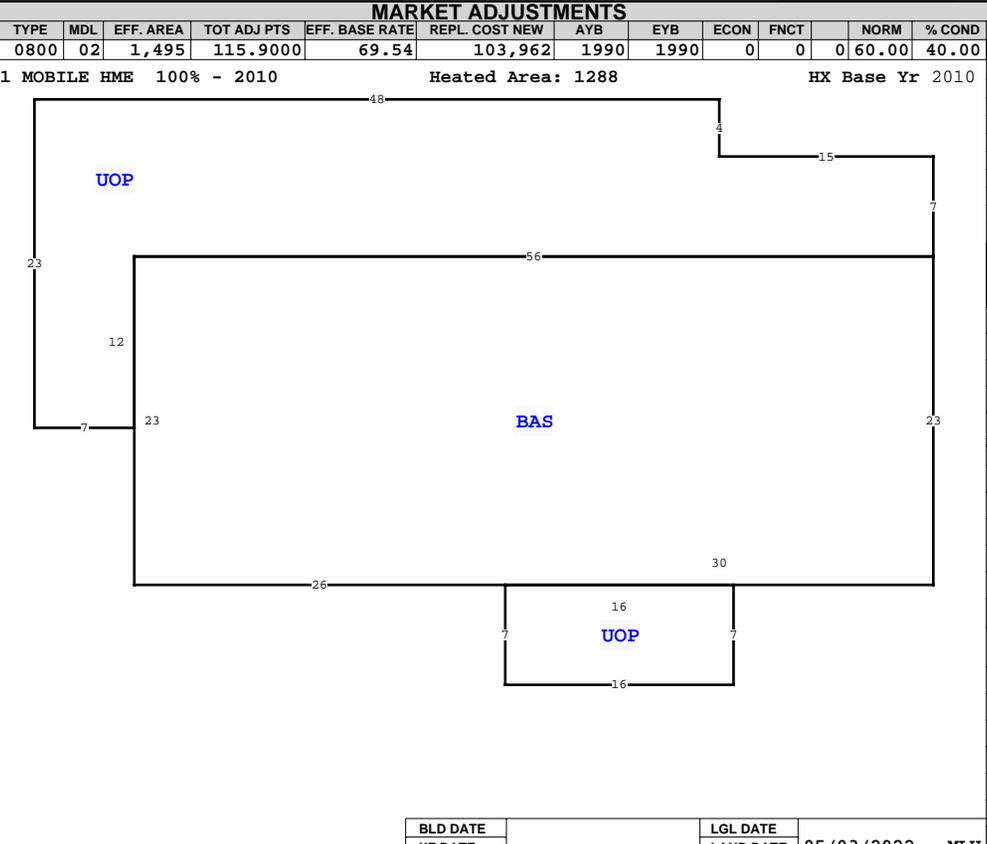
COMM SE COR OF SEC, RUN W 617.23
 US-41, NW ALONG R/W 791.98 FT, W
 POB, CONT W 141 FT, N 309.54 FT,

PARKER DOUGLAS E/PARKER PATTI SMITH
 234 NW MICHELLE PL
 LAKE CITY, FL 32055

2026

02-3S-16-01946-040


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0800	02	1,495	115.9000	69.54	103,962	1990	1990	0	0	60.00	40.00
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 2010 Heated Area: 1288 HX Base Yr 2010											
Roof Cover	12	MODULAR MT 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												
Stories	1.	1. 100												
Architactual	01	CONV 100												
Units		0 100												
Condition Adj	03	03 100												
Kitchen Adjus	01	01 100												
Quality	05	05												
DOR CODE	0200 MOBILE HOME													
MAP NUM		MKT AREA	06											
NEIGHBORHOOD/LOC	2316.0200 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,288	100		1,288	35,827									
UOP	112	25		28	779									
UOP	717	25		179	4,979									
TOTALS	2,117			1,495	41,585									



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				41,585	
TOTAL MARKET OB/XF VALUE				20,730	
TOTAL LAND VALUE - MARKET				13,000	
TOTAL MARKET VALUE				75,315	
SOH/AGL Deduction				25,557	
ASSESSED VALUE				49,758	
TOTAL EXEMPTION VALUE				HX HB 25,000	
BASE TAXABLE VALUE				24,758	
TOTAL JUST VALUE				75,315	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				75,315	
XFOB:1:1: 1990 DEST MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2760	9/24/2025	QC	U	I	11	100
GRANTOR: PARKER DOUGLAS EDWARD						
GRANTEE: PARKER DOUGLAS EDWA						
1169/2333	3/20/2009	WD	U	I	30	24,500
GRANTOR: AMELIA W TOWNSEND						
GRANTEE: DOUGLAS E PARKER						

EXTRA FEATURES		234 NW MICHELLE PL, 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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	100.00	100.00	50	2006	2006	3	50	50	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	UT	400.00	400.00	50	2006	2006	3	50	200	
5	0031	BARN,MT AE	0	100	30	36	UT	11.00	11.00	100	2017	2017	3	100	11,880	
6	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF											20,730													
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	0200	C	MBL HM	100		RSF/MBL	41.00	310.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

BUILDING NOTES																							
BUILDING DIMENSIONS																							
UOP= N7 W15 N4 W48 S23 E7 N12E56\$ BAS= W56 S23 E26 UOP= S7 E16 N7 W16\$ E30 N23 \$.																							

REVIEW DATE 05/08/2023 BY JB																													
Total Acres: 1.00						Total Land Value: 13,000						Market: 0						Agricultural: 0						Common: 13,000					