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 JASON/LARSEN MICHELLE TRANG
355 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2027

02-3S-16-01946-041

BUILDING CHARACTERISTICS

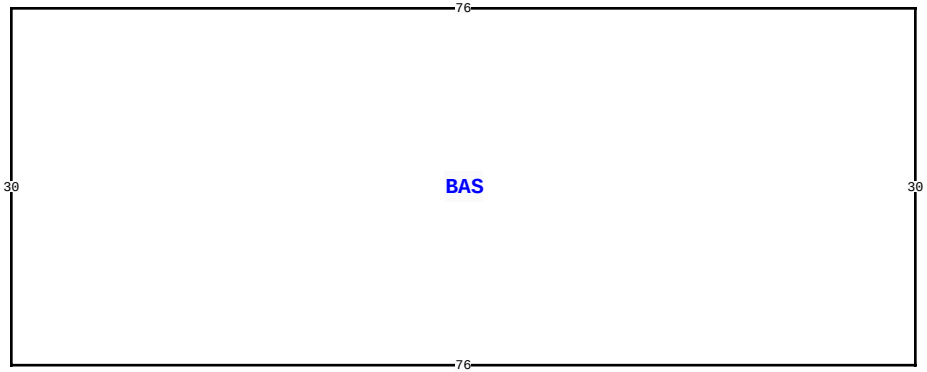
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
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	2,280	100		2,280	132,836
TOTALS	2,280			2,280	132,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr



200 NW MICHELLE PL, LAKE CITY

BLD DATE		LGL DATE	05/03/2022 MLU
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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,836
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	153,436
SOH/AGL Deduction	0
ASSESSED VALUE	153,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,436
TOTAL JUST VALUE	153,436
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,866

XFOB:2:1: ID#FS56S2FB1804GA TITLE#19730640-EASTWOO

SALE:1:1: 1981 EASTWOOD M H INCLUDED TITLE #197306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25864	M H	275	05/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0439	8/01/2014	QC	U	I	11	22,500
GRANTOR: JP MORGAN CHASE BANK,						
GRANTEE: DOULGAS JASON PARKE						
1255/1884	5/15/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TINA						
GRANTEE: JP MORGAN CHASE BAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0200	C	MBL HM	0		RSF/MH	141.00	310.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS