

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

2026

02-3S-16-01946-041


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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
Stories		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
BAS	2,280	100	
TOTALS	2,280		2,280

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	0%	- 0								
Heated Area: 2280						HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		134,266	
TOTAL MARKET OB/XF VALUE		7,600	
TOTAL LAND VALUE - MARKET		13,000	
TOTAL MARKET VALUE		154,866	
SOH/AGL Deduction		0	
ASSESSED VALUE		154,866	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,866	
TOTAL JUST VALUE		154,866	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,190	
XFOB: 2:1: ID#FS56S2FB1804GA TITLE#19730640-EASTWOOD			
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												
7,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		RSF/MBL	41.00	310.00	1.00	AC		1.00

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W76 S30 E76 N30 \$.						

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	0		RSF/MBL	41.00	310.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							