LOT 3 BLOCK B THE OAKS S/D.
ORB 477-276, 708-601,

PARKER JAMES DONALD
197 SW FAUL COURT
LAKE CITY, FL 32024

2027

02-5S-16-03427-007

BUILDING CHARACTERISTICS

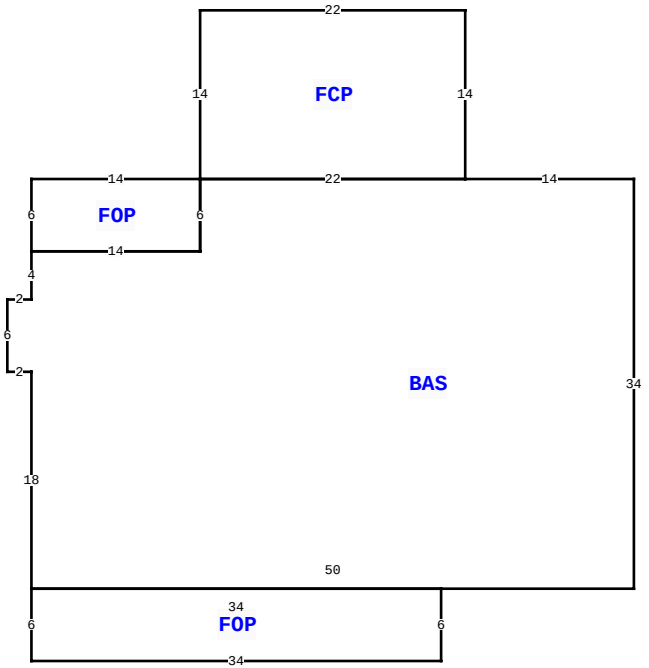
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	137,502
FCP	308	25		77	6,503
FOP	84	30		25	2,112
FOP	204	30		61	5,152
TOTALS	2,224			1,791	151,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,791	118.1292	129.94	232,723	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1628 HX Base Yr



197 SW FAUL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN,MT	0	100	20	20	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,270
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		48,000
TOTAL MARKET VALUE		207,270
SOH/AGL Deduction		78,290
ASSESSED VALUE		128,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		77,569
TOTAL JUST VALUE		207,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,017

SALE:1:1: PROP SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0854/2013	2/24/1998	QC	Q	I	01	12,000

GRANTOR: PATSY JEAN PARKER

GRANTEE: JAMES D PARKER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14FCP= N14 W22 S14 E22$ W22FOP= W14 S6 E14 N6$ S6 W14 S4 W2 S6 E2 S18 FOP= E34S6 W34 N6$ E50 N34$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 02/23/2026 BY AJ Total Acres: 4.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS