

S1/2 OF LOT 25 DESC AS: BEG SE C
 225.25 FT TO E R/W OF WHITETAIL
 R/W 11.28 FT, NRTHLY ALONG R/W 3

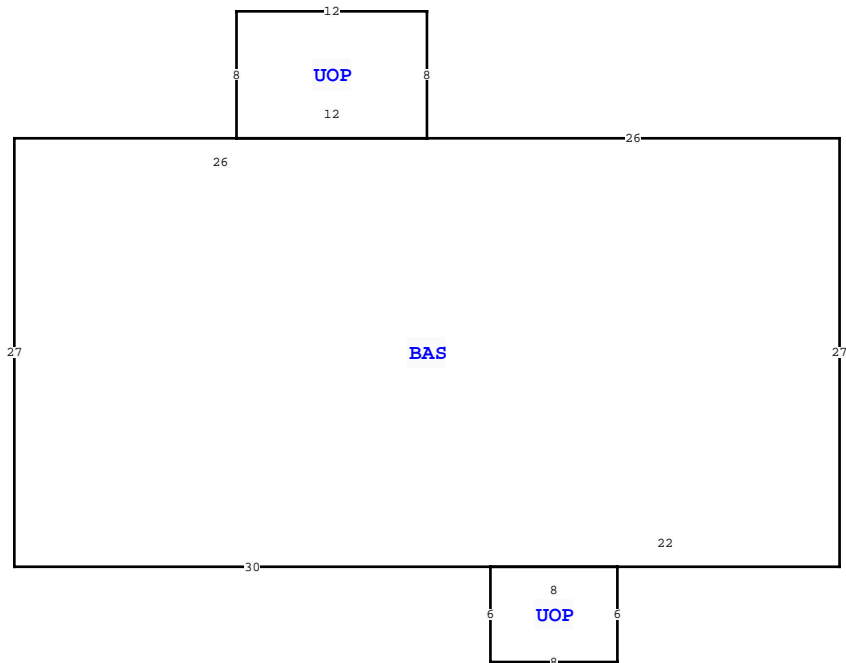
PARISH CHANDLER
 421 NW NASH RD
 LAKE CITY, FL 32055

2026

03-4S-16-02732-526

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
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
Architectural	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	3416.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UOP	48	25	
UOP	96	25	
TOTALS	1,548		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026	Heated Area: 1404			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		86,288	
TOTAL MARKET OB/XF VALUE		2,523	
TOTAL LAND VALUE - MARKET		33,600	
TOTAL MARKET VALUE		122,411	
SOH/AGL Deduction		0	
ASSESSED VALUE		122,411	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		122,411	
TOTAL JUST VALUE		122,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2036	5/20/2025	QC	U	I	11	100
GRANTOR: PARISH TWILA DAWN						
GRANTEE: PARISH CHANDLER						
1390/2717	8/08/2019	PR	U	I	11	100
GRANTOR: ROGER SHAWN PARISH AS						
GRANTEE: TWILA DAWN PARISH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	882.00	UT	1.50	1.50	100	1999
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2024

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/09/2025			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 UOP= N8 W12 S8 E12\$ W26 S27 E30 UOP= S6 E8 N6 W8\$ E22 N27\$.												

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.50	LT		1.00	1.00	0.80	28,000.00	22,400.00	33,600								