

COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT N 177.23 FT, E 244
S 177.23 FT, W 244.61 FT TO POB.

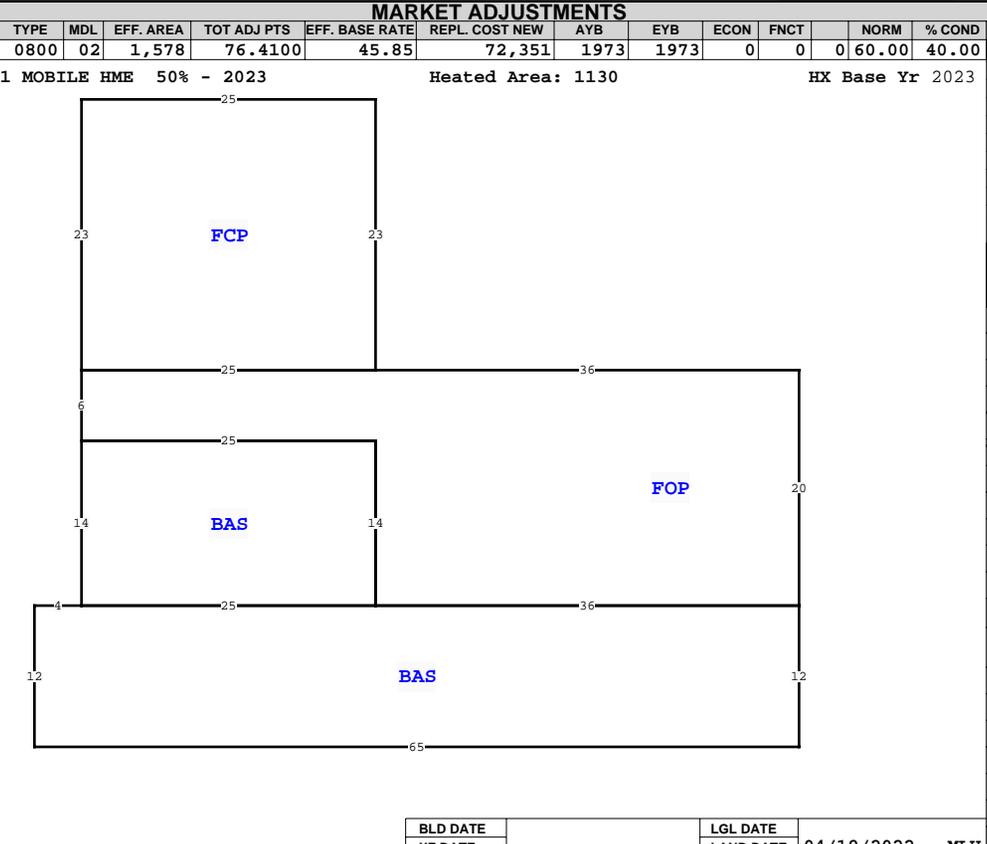
PARKER JAMES EDWARD III/PARKER MICHAEL SEAN
215 SW MAGICAL TER
LAKE CITY, FL 32024

2026

04-4S-16-02772-028


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
04	AIR DUCTED 100				
3	100				
1	100				
01	CONV 100				
03	03 100				
01	01 100				
03	03				
DOR CODE		0200 MOBILE HOME			
MAP NUM		06			
NEIGHBORHOOD/LOC		4416.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	6,419
BAS	780	100		780	14,305
FCP	575	25		144	2,641
FOP	870	35		304	5,575
TOTALS	2,575			1,578	28,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	50%	- 2023								
Heated Area: 1130						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		28,940	
TOTAL MARKET OB/XF VALUE		9,900	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		53,840	
SOH/AGL Deduction		1,886	
ASSESSED VALUE		51,954	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		26,954	
TOTAL JUST VALUE		53,840	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0377	2/01/2020	QC	U	I	11	100
GRANTOR: CYNTHIA R HAWKINS FKA						
GRANTEE: MICHAEL SEAN PARKER						
1299/0444	8/07/2015	QC	U	I	11	100
GRANTOR: CYNTHIA R HAWKINS						
GRANTEE: MICHAEL SEAN PARKER						

EXTRA FEATURES																	
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	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	
2	0261	PRCH, UOP	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

TOTAL OB/XF											
9,900											
215 SW MAGICAL TER, LAKE CITY											
BLD DATE		LGL DATE		04/19/2022		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W4 S12 E65 N12 FOP= N20W36 FCP= N23 W25 S23 E25\$ W25S6 E25 S14 E36\$ W36 BAS= N14 W25 S14 E25\$ W25\$.											

LAND DESCRIPTION																								
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	0102	C	SFR/MH	50		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							