

LOT 3 SUNNYDALE FARMS S/D
 ORB 756-1546, 792-389, 901-456
 PR DEED 1190-980, PB 1191-2290

PARKER JASON
 P O BOX 2203
 HIGH SPRINGS, FL 32655

2026

05-7S-17-09918-103



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
Architectual	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	02
NEIGHBORHOOD/LOC	5717.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,536	100	
FCP	384	25	
FCP	480	25	
FOP	480	35	
TOTALS	2,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0								

Heated Area: 1536 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			56,079
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			53,170
TOTAL MARKET VALUE			116,749
SOH/AGL Deduction			25,858
ASSESSED VALUE			90,891
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			90,891
TOTAL JUST VALUE			116,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			101,807
SALE:3:2: ID# FLHML2F2248258A & B. WP			
SALE:3:1: LOT 3 SUNNYDALE FARMS; INCL A 1992 HOME			
SALE:2:2: ID# FLHML2F2248258A & B. WP			
SALE:2:1: LOT 3 SUNNYDALE FARMS; INCL A 1992 HOME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/0980	2/16/2010	PR	U	I	11	100
GRANTOR: TOMMY SIMS PR OF ANNI						
GRANTEE: JASON PARKER						
0901/0456	4/14/2000	WD	Q	I	01	77,500
GRANTOR: MELVIN D & DEBRA D CH						
GRANTEE: MARLINE STANLEY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	300
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	200
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	7,000

TOTAL OB/XF											
7,500											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			05/06/2026		MLU						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W64 S24 E24 FOP= S12 E40 N12 W40\$ E40 FCP= E20 FCP= E16 N24 W16 S24\$ N24 W20 S24\$ N24\$.						

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0000	C	VAC RES	0		00	0.00	0.00	3.09	AC		1.00	1.00	1.00	13,000.00	13,000.00	40,170							