

COMM SW COR OF SE1/4, RUN N  
383.97 FT FOR POB, CONT N  
328.53 FT, E 145 FT, S 328.53

PARRA IGNACIO BARBOSA  
206 SW DUCKETT CT  
LAKE CITY, FL 32024

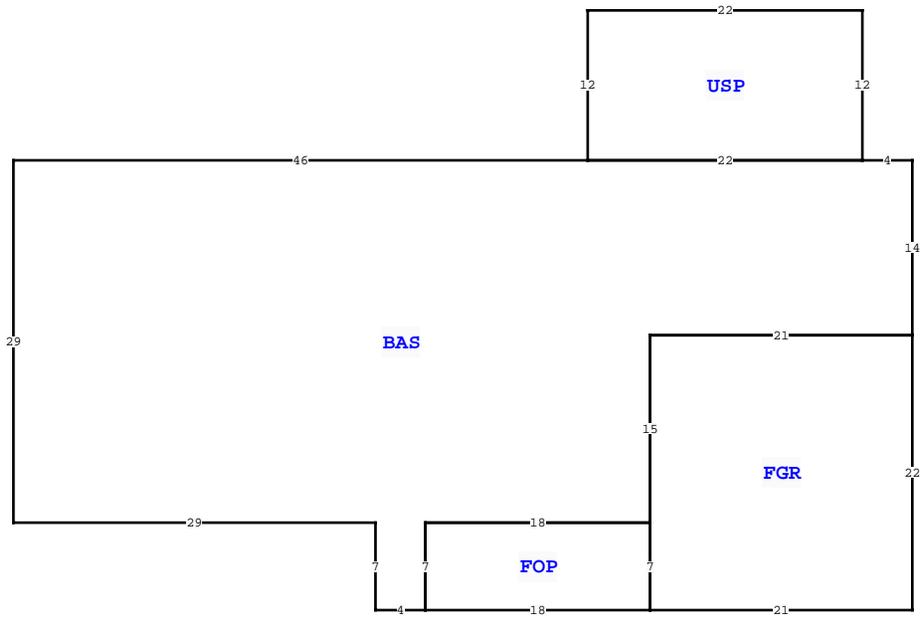
2026

06-4S-16-02788-008



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	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	6416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,801	100	
FGR	462	55	
FOP	126	30	
USP	264	35	
TOTALS	2,653		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1801 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				201,810		
TOTAL MARKET OB/XF VALUE				15,260		
TOTAL LAND VALUE - MARKET				21,800		
TOTAL MARKET VALUE				238,870		
SOH/AGL Deduction				58,132		
ASSESSED VALUE				180,738		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				129,327		
TOTAL JUST VALUE				238,870		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				239,998		
SALE: 4:1:						
SALE: 3:1:						
SALE: 1:1: FRANK GIVING UP HIS INTEREST						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1067	12/15/2019	WD	Q	I	01	167,000
GRANTOR: KELLY UPHAUS						
GRANTEE: IGNACIO BARBOSA PAR						
1347/1196	11/06/2017	WD	Q	I	01	157,500
GRANTOR: DEBBIE L CANNON						
GRANTEE: KELLY UPHAUS						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						04/16/2026
LAND DATE						MLU
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W46 S29 E29 S7 E4 FOP= E18 N7 W18 S7\$ N7 E18 FGR= S7 E21 N22 W21 S15\$ N15 E21 N14 W4 USP= N12 W22 S12 E22\$ W22\$.						

EXTRA FEATURES												TOTAL OB/XF		15,260		
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	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00		0	3	100	800
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00		3	100	400	
3	0180	FPLC 1STRY	0	100	0	0			2,000.00	UT	2,000.00		3	100	2,000	
4	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00		3	100	800	
5	0070	CARPORT UF	0	100	0	0			1,000.00	UT	1,000.00			100	1,000	
6	0030	BARN, MT	0	100	20	30			9,000.00	UT	9,000.00			100	9,000	
7	0252	LEAN-TO W/	0	100	6	30			1,260.00	UT	1,260.00			100	1,260	

LAND DESCRIPTION												TOTAL OB/XF												15,260	
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	0100	C	SFR	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,800								