

BEG NW COR OF SE1/4 OF NW1/4,
 RUN E 664.11 FT, S 661.60 FT,
 W 664.69 FT, N 662.20 FT

PARRISH LARRY J/PARRISH LINDA G
 407 SW BARWICK TERR
 LAKE CITY, FL 32024

2026

08-4S-16-02815-050

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN 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	5000 IMPROVED AG				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	8416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	42,104
FSP	336	40		134	3,792
UCP	864	20		173	4,895
UOP	560	25		140	3,962
TOTALS	3,248			1,935	54,753

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1996	70.74	136,882	1987	1987	0	0	60.00	40.00

Heated Area: 1488 HX Base Yr 1996

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,753
TOTAL MARKET OB/XF VALUE			30,040
TOTAL LAND VALUE - MARKET			78,400
TOTAL MARKET VALUE			96,921
SOH/AGL Deduction			27,619
ASSESSED VALUE			69,302
TOTAL EXEMPTION VALUE	HX HB	44,302	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			163,193
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,493
SALE:1:1: 10.10 AC, SELL NEEDS TO BE CHECKED FOR I			
BLDG:1:1: MANO MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053980	Generator		09/03/2025
22028	M H	250	06/30/2004
17901	M H	125	02/02/2001
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / SALE PRICE
0813/1939	10/01/1995	WD Q I	60,000
GRANTOR: JAMES & JANET RIVERS			
GRANTEE: LARRY J & LINDA G P			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W56 S27 UOP= S10 E56 N10 W56\$ E16 N1 E24 S1 E16 UCP= E32 N27 W32S27\$ N27\$ FSP= E4 N12 W28 S12 E24\$.			

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	0040	BARN, POLE	0 100	30	56	1.00	UT	0.00	0.00	100	1995	1995	3	100	3,000	
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	0166	CONC, PAVMT	0 100	0	0	7,000.00	UT	2.00	2.00	40	2014	2014	3	40	5,600	
4	0060	CARPORT F	0 100	35	20	700.00	UT	3.50	3.50	100	2014	2014	3	100	2,450	
5	0251	LEAN TO W/	0 100	12	35	420.00	UT	3.50	3.50	100	2014	2014	3	100	1,470	
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
8	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
9	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
10	0031	BARN, MT AE	0 100	24	30	720.00	UT	11.00	11.00	100	2019	2019	3	100	7,920	

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	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000											
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.60	AC		1.00	1.00	1.00	280.00	280.00	2,128											
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	68,400											
TOTALS												24,040																

