COMM NW COR LOT 3 BLOCK 2 LAKESI
RUN N 80 FT FOR POB, CONT N 100
WATER LINE, S 120 FT, W 240 FT T

PARKIN BERNARD A JR/MIRIAM A PARKIN EST
2435 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08212-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

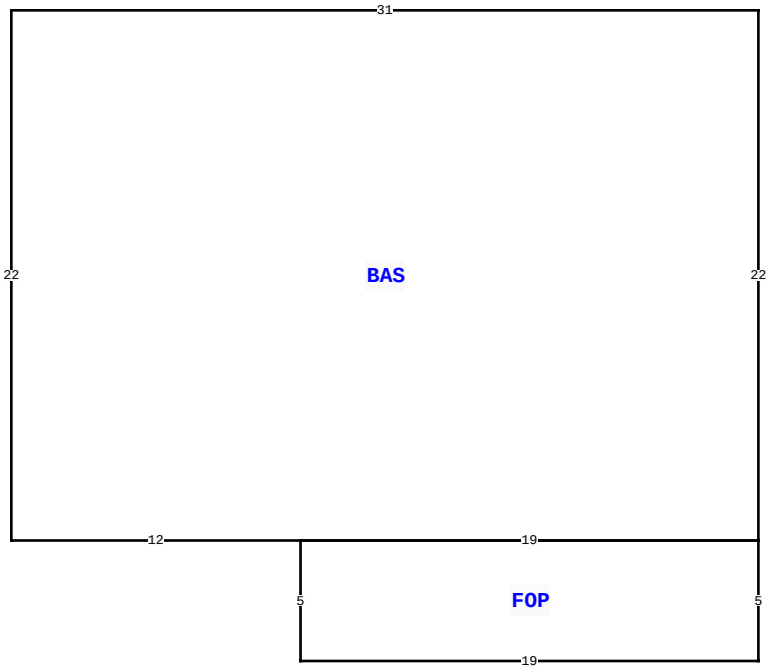
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	682	100		682	49,898
FOP	95	30		28	2,049
TOTALS	777			710	51,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	710	98.7390	112.56	79,918	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 682 HX Base Yr



2405 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,947
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	78,147
SOH/AGL Deduction	0
ASSESSED VALUE	78,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,147
TOTAL JUST VALUE	78,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S22 E12 FOP= S5 E19N5 W19$ E19 N22$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	0		00	0.00	0.00	100.00	FF		1.00	1.00	1.25	200.00	250.00	25,000							

REVIEW DATE 04/06/2017 BY DF Total Acres: 0.76 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/12/2026 BY SYS