

COMM AT NE COAR OF SE1/4 OF NE1/  
TO POB, CONT W 606.28 FT TO E R/  
ALONG R/W 228.45 FT, E 606.43 FT

THOMAS STEVEN PARKER/THOMAS TRACY YNATTE  
1585 SW COUNTY ROAD 252-B  
LAKE CITY, FL 32024

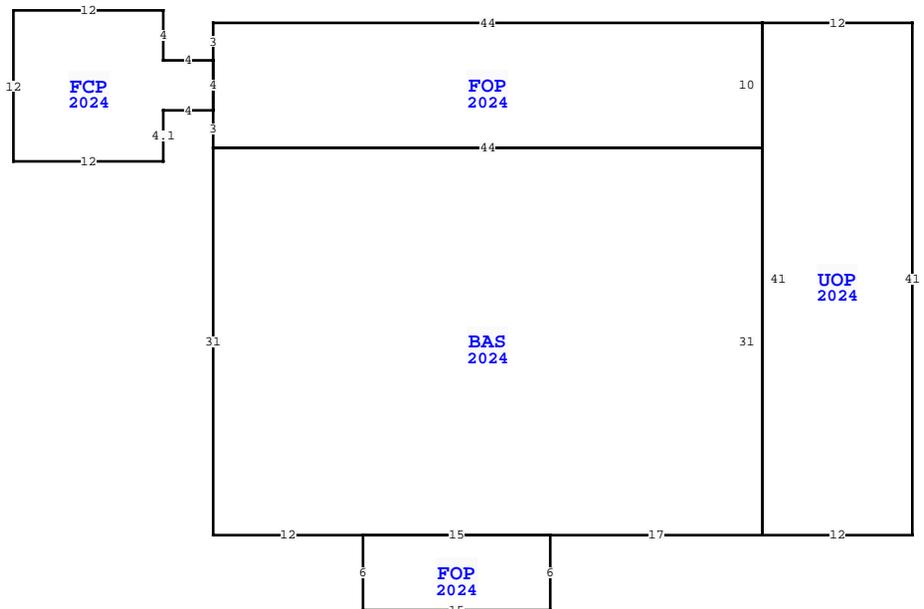
2026

10-4S-16-02851-002



ELEMENT		CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	2	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units	0	100	
Condition Adj	03	100	
Kitchen Adjus	01	01.100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,364	100	2024
FCP	163	25	2024
FOP	90	30	2024
FOP	440	30	2024
UOP	492	20	2024
TOTALS	2,549		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,662	115.6400	131.83	219,101	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			0% - 2024	Heated Area: 1364		HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,719	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		34,500	
TOTAL MARKET VALUE		257,819	
SOH/AGL Deduction		0	
ASSESSED VALUE		257,819	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		257,819	
TOTAL JUST VALUE		257,819	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		256,209	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045409	New Residential C	200,000	09/12/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1404/2102	2/03/2020	QC U	V 11
GRANTOR: WILLIAM ANTHONY MCGHI			
GRANTEE: STEVEN PARKER & TRA			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=70,11] S31 E12 E15 E17 N31 W44 \$			
UOP=[YR=2024;ORIG=114,1] E12 S41 W12 N41 \$			
FOP=[YR=2024;ORIG=70,1] S3 S4 S3 E44 N10 W44 \$			
FCP=[YR=2024;ORIG=54,0.1] S12 E12 N4.1 E4 N4 W4 N4 W12 \$			
FOP=[YR=2024;ORIG=82,42] S6 E15 N6 W15 \$			

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

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	0100	C	SFR	0		A-1	0.00	0.00	3.45	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,500							