

COMM NW COR OF NW1/4, RUN S 2448  
E 25 FT TO E R/W OF WALTER LITTL  
POB, E 210 FT, S 210 FT, W 210 F

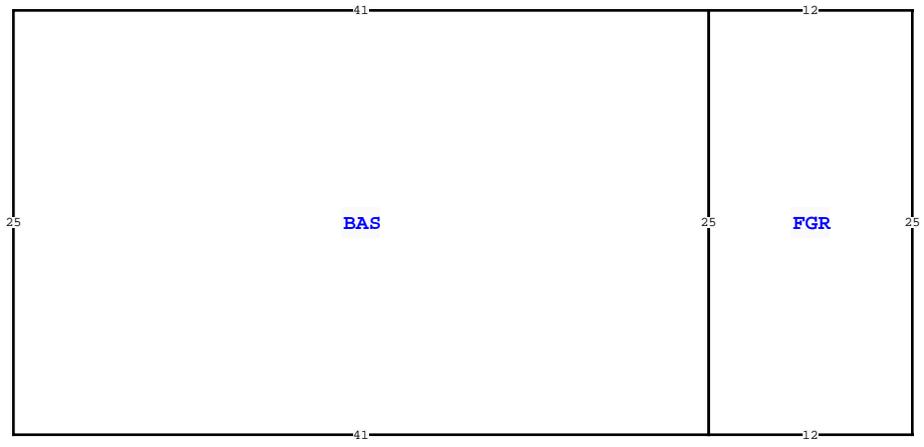
PARSONS TODD  
1251 SW OLD WIRE RD  
LAKE CITY, FL 32024

**2026**

13-5S-16-03605-003  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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		1	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	02
NEIGHBORHOOD/LOC	13516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,025	100	
FGR	300	55	
TOTALS	1,325		

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%	- 2023									Heated Area: 1025	HX Base Yr 2023



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,440
TOTAL MARKET OB/XF VALUE			422
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			143,162
SOH/AGL Deduction			9,182
ASSESSED VALUE			133,980
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			82,569
TOTAL JUST VALUE			143,162
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8257	SFR	30,000	04/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2119	5/02/2022	WD	Q	I	01	178,000
GRANTOR: JOHNSON DONNA						
GRANTEE: PARSONS TODD						
1323/1575	10/11/2016	QC	U	I	11	100
GRANTOR: RICHARD JOHNSON (A SI						
GRANTEE: RICHARD & DONNA JOH						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0169	FENCE/WOOD	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W41 S25 E41 FGR= E12 N25 W12 S25\$ N25\$.													

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	0100	C	SFR	100		A-1	0.00	0.00	0.85	AC		1.00	1.00	1.00	18,000.00	18,000.00	15,300							