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

2027

13-5S-16-03605-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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

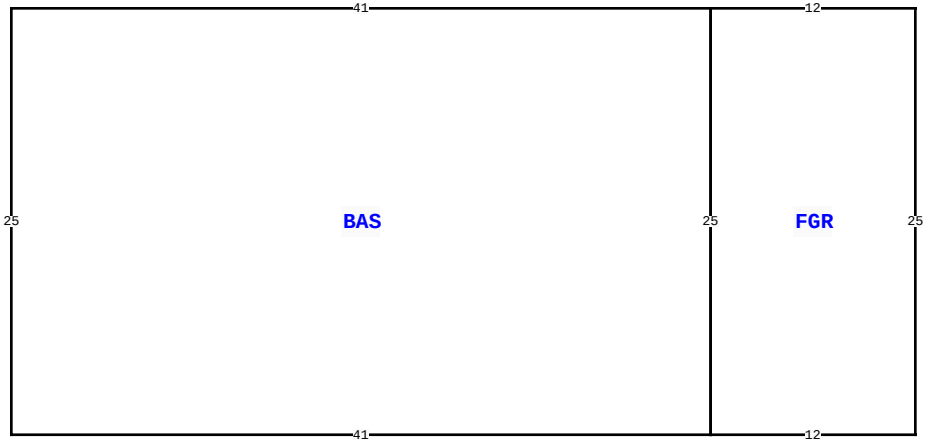
NEIGHBORHOOD/LOC 13516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	105,919
FGR	300	55		165	17,051
TOTALS	1,325			1,190	122,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	125.2560	137.78	163,958	1994	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 1025 HX Base Yr 2023



1251 SW OLD WIRE RD, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	372	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,968
TOTAL MARKET OB/XF VALUE		422
TOTAL LAND VALUE - MARKET		15,300
TOTAL MARKET VALUE		138,690
SOH/AGL Deduction		691
ASSESSED VALUE		137,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,588
TOTAL JUST VALUE		138,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,931

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S25 E41 FGR= E12 N25 W12 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 422

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	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							

REVIEW DATE 02/24/2026 BY JB Total Acres: 0.85 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 11/17/2026 BY SYS