

LOT 35 PRICE CREEK LANDING.  
790-068, 792-2458, 926-511, 936-

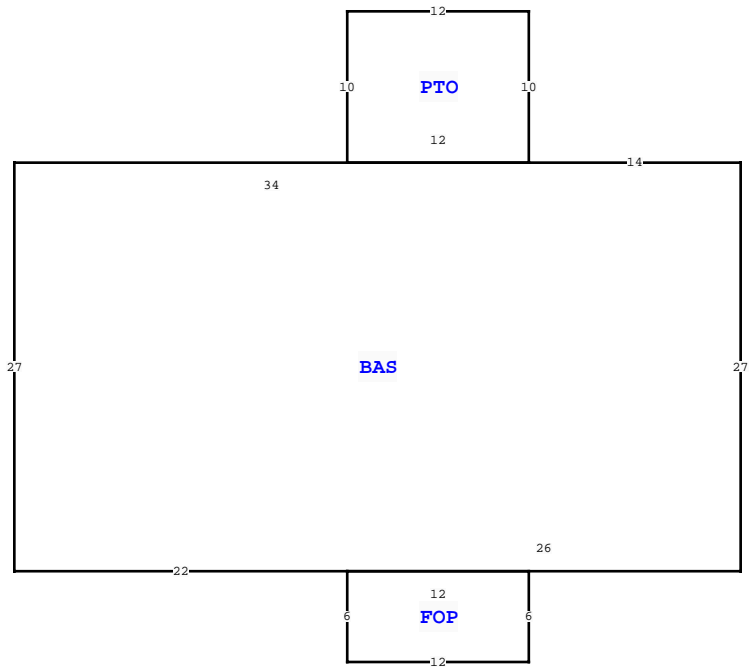
PARKER JONATHON TYLER/PARKER ERICA NICHOLE  
230 SE ROMEO LN  
LAKE CITY, FL 32025

**2026**

14-4S-17-08354-135  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	14417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FOP	72	30	
PTO	120	5	
TOTALS	1,488		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,324	110.8000	124.10	164,308	2001	2001	0	0	30.00	70.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1296 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	115,016			
TOTAL MARKET OB/XF VALUE	3,634			
TOTAL LAND VALUE - MARKET	22,000			
TOTAL MARKET VALUE	140,650			
SOH/AGL Deduction	0			
ASSESSED VALUE	140,650			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	140,650			
TOTAL JUST VALUE	140,650			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	135,703			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043715	Remodel	8,757	02/15/2022
18801	SFR	232	10/05/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1428/2640	1/20/2021	WD	U	I	30	110,000
GRANTOR: PARKER GLEN A						
GRANTEE: PARKER JONATHON TYL						
0936/0421	9/21/2001	WD	U	V	08	12,000
GRANTOR: WIREGRASS HOMEBUILDER						
GRANTEE: GLEN & REBECCA PARK						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 0	0 0	1,089.00
2	0296	SHED METAL	0 0	0 0	1.00
3	0296	SHED METAL	0 0	0 0	1.00
4	0169	FENCE/WOOD	0 0	0 0	1.00

TOTAL OB/XF														3,634	
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	0166	CONC, PAVMT	0 0	0 0	1,089.00	UT	1.50	1.50	100	2001	2001	3	100	1,634	
2	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0296	SHED METAL	0 0	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0169	FENCE/WOOD	0 0	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 PTO= N10 W12 S10 E12\$ W34 S27 E22 FOP= S6 E12 N6 W12\$ E26 N27\$.	

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
1	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000