LOT 8 SUNNY ACRES S/D UNIT 2.

767-319, WD 831-572, QC 1268-243

PARK JAMES H/PARK TAMI S
3447 RUSSELL RD
GREEN COVE SPRINGS, FL 32043

2027

15-5S-16-03622-108

BUILDING CHARACTERISTICS

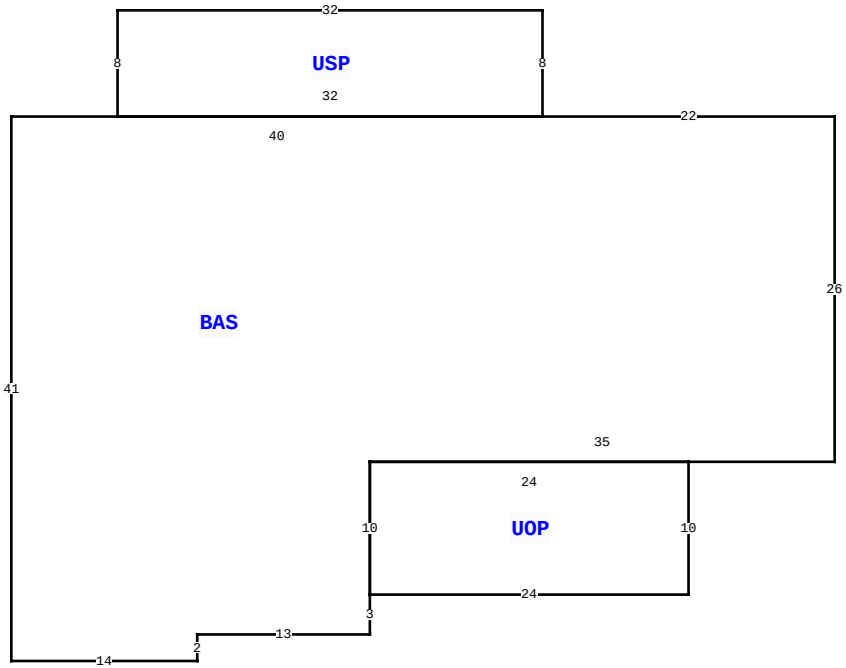
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	15516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,991	100		1,991	98,938
UOP	240	20		48	2,385
USP	256	35		90	4,473
TOTALS	2,487			2,129	105,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,129	96.1200	90.35	192,355	1996	1996	0	0	0	45.00	55.00

1 MODULAR 1 0% - 2026 Heated Area: 1991 HX Base Yr



452 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0070	CARPORT UF	0	0	20	26	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
2	0296	SHED METAL	0	0	10	14	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	444.00	UT	2.00	2.00	75	1996	1996	3	75	666	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,795
TOTAL MARKET OB/XF VALUE	13,366
TOTAL LAND VALUE - MARKET	88,770
TOTAL MARKET VALUE	207,931
SOH/AGL Deduction	0
ASSESSED VALUE	207,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,931
TOTAL JUST VALUE	207,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,931

BLDG:1:1: MODULAR HOME-NOT TITLED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18620	RECONNECT	50	08/16/2001
15898	M H	125	08/13/1999
11900	M H	125	11/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2673	3/03/2021	QC	U	I	11	100
GRANTOR: PARK JAMES H & JOAN M						
GRANTEE: PARK JAMES H						
1268/2439	1/17/2014	QC	U	I	11	100
GRANTOR: JAMES H PARK, SURVIVI						
GRANTEE: JAMES H PARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 USP= N8 W32 S8 E32$ W40 S41 E14 N2 E13 N3 UOP= E24 N10 W24 S10$ N10 E35 N26$.

LAND DESCRIPTION

TOTAL OB/XF 13,366

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	0		A-1	0.00	0.00	10.76	AC		1.00	1.00	0.75	11,000.00	8,250.00	88,770							

REVIEW DATE 02/12/2026 BY KS Total Acres: 10.76 Total Land Value: 88,770 Market: 0 Agricultural: 0 Common: 88,770 PRINTED 11/17/2026 BY SYS