

COMM AT THE NE COR OF NW1/4 OF N
SEC 16, RUN S 158.17 FT TO POB,
474.14 FT, W 167.56 FT, N 474.11

PARRISH DONALD G/PARRISH SHERRY S
481 SW LEGION DR
LAKE CITY, FL 32024

2026

16-4S-16-03026-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	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		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,012	100	2025
FGR	576	55	2025
FOP	187	30	2025
FOP	203	30	2025
FST	35	55	2025
TOTALS	3,013		

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%	- 2025		Heated Area: 2012					HX Base Yr 2025	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		320,613				
TOTAL MARKET OB/XF VALUE		18,000				
TOTAL LAND VALUE - MARKET		18,200				
TOTAL MARKET VALUE		356,813				
SOH/AGL Deduction		13,568				
ASSESSED VALUE		343,245				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		291,834				
TOTAL JUST VALUE		356,813				
NCON VALUE		15,600				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		344,452				
SALE:3:1: REPO - RE-RECORDED MARCH 31, 1994						
SALE:2:1: PROBERTY SOLD AND REPO'D NUMEROUS TIMES						
XFOB:2:1: GRATL ID#34EB5012F2N7699 POOR SHAPE-ON D						
PRMT:1:1: 14X70						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051745	Storage Building	24,000	12/09/2024			
000047841	New Residential C	252,000	08/07/2023			
11661	M H	125	09/18/1996			
11352	M H	125	07/01/1996			
8788	M H	125	08/26/1994			
6752	M H	60	01/14/1993			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1745	8/22/2024	WD	Q	I	01	519,900
GRANTOR: C J CUSTOM CARPENTRY						
GRANTEE: PARRISH DONALD G						
1077/1194	3/13/2006	WD	Q	I		120,000
GRANTOR: MICHAEL & LISA JUSTIC						
GRANTEE: C J CUSTOM CARPENR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=60,11] W15 S6 W17 N11 W12 N4 W18 S38 E36 S5 E14 N3 E12 N31 \$						
FGR=[YR=2025;ORIG=-2,40] E24 S24 W24 N24 \$						
FOP=[YR=2025;ORIG=48,45] W14 N5 W7 S13 E21 N8 \$						
FOP=[YR=2025;ORIG=28,6] E17 S11 W17 N11 \$						
FST=[YR=2025;ORIG=22,40] E5 S7 W5 N7 \$						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	100	0	0	480.00	UT	5.00	5.00	100
2	0030	BARN,MT	0	100	0	0	1.00	UT	11,700.00	11,700.00	100
3	0060	CARPORT F	0	100	0	0	1.00	UT	3,900.00	3,900.00	100

TOTAL OB/XF												18,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,200							

LAND DESCRIPTION	
L N	USE CODE
1	0100

TOTAL OB/XF		18,000																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	18,200							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE