COMM 768.48 FT N OF SE COR, RUN
FT TO W R/W OF DOUBLE RUN RD FOR
475.14 FT, W 196.80 FT, N 813.74

PARRISH RICHARD DALE
238 NE WHELLY GLN
LAKE CITY, FL 32055

**2027**

**17-3S-17-04970-008**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 07

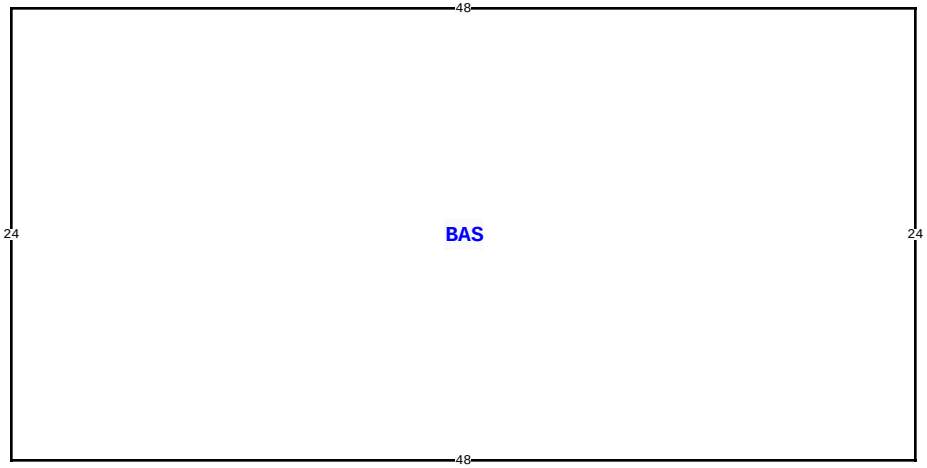
NEIGHBORHOOD/LOC 17317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 27,897 |
| TOTALS | 1,152 | | | 1,152 | 27,897 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,152 | 100.9000 | 60.54 | 69,742 | 1980 | 1980 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr




1398 NE DOUBLE RUN RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 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 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 18 | 32 | 576.00 | UT | 9.00 | 9.00 | 100 | 2010 | 2010 | 3 | 100 | 5,184 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 27,897 |
| TOTAL MARKET OB/XF VALUE | 6,984 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 41,241 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 41,241 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 41,241 |
| TOTAL JUST VALUE | 109,881 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 109,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1406/1515 | 2/24/2020 | QC | U | I | 30 | 100 |
| GRANTOR: SHONIA M PARRISH | | | | | | |
| GRANTEE: RICHARD DALE PARRIS | | | | | | |
| 1406/1512 | 2/24/2020 | WD | U | I | 30 | 100 |
| GRANTOR: SHONIA M PARRISH | | | | | | |
| GRANTEE: RICHARD DALE PARRIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 6,984

| 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 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 3,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,360 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 72,000 | | | | | | | |

REVIEW DATE 08/18/2015 BY DF Total Acres: 13.00 Total Land Value: 6,360 Market: 72,000 Agricultural: 3,360 Common: 3,000 PRINTED 11/17/2026 BY SYS