(AKA PART OF LOT 11,
THE WOODLANDS S/D UNR):
COMM NW COR OF NE1/4, RUN E

PARKER JAMES W/PARKER SHAWN
921 NW WOODLANDS TERR
LAKE CITY, FL 32055

2027

18-3S-16-02177-111

BUILDING CHARACTERISTICS

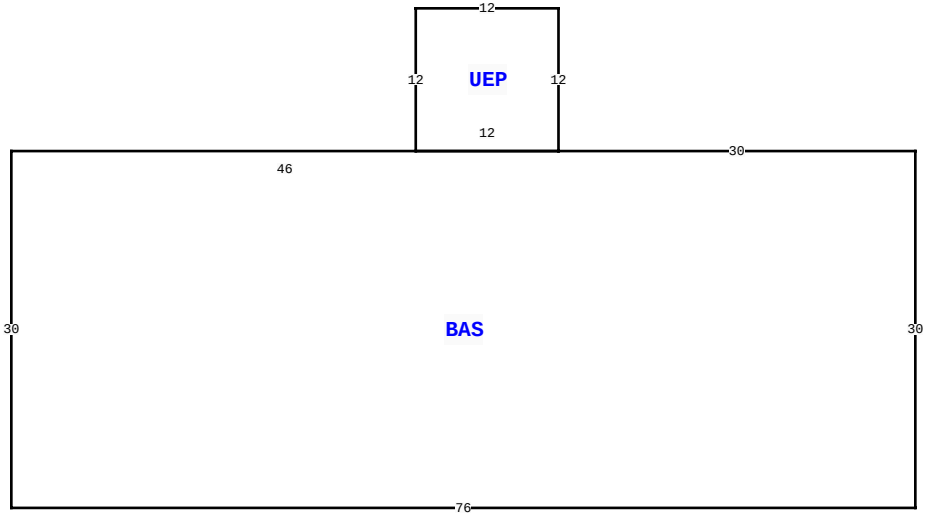
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	135,169
UEP	144	70		101	5,988
TOTALS	2,424			2,381	141,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,381	115.9000	107.79	256,648	2004	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2280 HX Base Yr 2004



1013 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.00	5.00	100	2003	2003	3	100	1,440	
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2005	2005	3	100	3,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,010
TOTAL MARKET OB/XF VALUE	21,140
TOTAL LAND VALUE - MARKET	71,760
TOTAL MARKET VALUE	337,910
SOH/AGL Deduction	114,706
ASSESSED VALUE	223,204
TOTAL EXEMPTION VALUE	VP VX HX HB 63,235
BASE TAXABLE VALUE	159,969
TOTAL JUST VALUE	337,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,548

SALE:1:1: 10.11 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37056	M H	325	08/02/2018
28308	M H	584	01/06/2010
21266	M H	135	11/07/2003
21267	M H	125	11/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0046	6/23/2003	WD	Q	V		36,000
GRANTOR: PAUL P BARCIA SR						
GRANTEE: JAMES W & SHAWN PAR						
0828/2917	9/10/1996	WD	Q	V		30,000
GRANTOR: GEORGE RICHARDSON JR						
GRANTEE: PAUL P BARCIA SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UEP= N12 W12 S12 E12$ W46 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 21,140

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	100		A-1	0.00	0.00	5.48	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,760							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	6,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.98 Total Land Value: 71,760 Market: 0 Agricultural: 0 Common: 71,760 PRINTED 11/17/2026 BY SYS

(AKA PART OF LOT 11,
THE WOODLANDS S/D UNR):
COMM NW COR OF NE1/4, RUN E

PARKER JAMES W/PARKER SHAWN
921 NW WOODLANDS TERR
LAKE CITY, FL 32055

2027

18-3S-16-02177-111

BUILDING CHARACTERISTICS

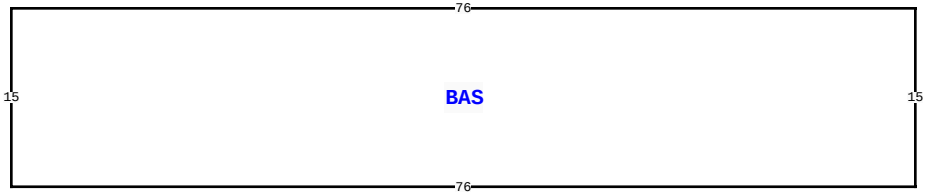
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	103,854
TOTALS	1,140			1,140	103,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.9000	105.93	120,760	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 2004 Heated Area: 1140 HX Base Yr 2004



1013 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	245,010
TOTAL MARKET OB/XF VALUE	21,140
TOTAL LAND VALUE - MARKET	71,760
TOTAL MARKET VALUE	337,910
SOH/AGL Deduction	114,706
ASSESSED VALUE	223,204
TOTAL EXEMPTION VALUE	VP VX HX HB 63,235
BASE TAXABLE VALUE	159,969
TOTAL JUST VALUE	337,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	340,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0046	6/23/2003	WD	Q	V		36,000
GRANTOR: PAUL P BARCIA SR						
GRANTEE: JAMES W & SHAWN PAR						
0828/2917	9/10/1996	WD	Q	V		30,000
GRANTOR: GEORGE RICHARDSON JR						
GRANTEE: PAUL P BARCIA SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.98 Total Land Value: 71,760 Market: 0 Agricultural: 0 Common: 71,760 PRINTED 11/17/2026 BY SYS