

COMM NW COR OF NE1/4, RUN S
100 FT FOR POB, RUN E 365 FT,
N 650.21 FT TO S R/W OF

PARRISH JOSEPH MATTHEW/PARRISH CARI ILENE
238 NW PARRISH COURT
LAKE CITY, FL 32055

2026

20-2S-17-04738-002
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2025
TOTALS	2,280		2,280 246,007

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0202	02	2,280	113.5000	110.10	251,028	2024	2024	0	0	2.00	98.00													
3 MANUF 2 100% - 2025			Heated Area: 2280			HX Base Yr 2019																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>30</p> <p>BAS 2025</p> <p>76</p> <p>30</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026		MLU
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			05/08/2026		MLU																			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,007	
TOTAL MARKET OB/XF VALUE		13,900	
TOTAL LAND VALUE - MARKET		32,890	
TOTAL MARKET VALUE		292,797	
SOH/AGL Deduction		63,881	
ASSESSED VALUE		228,916	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		177,505	
TOTAL JUST VALUE		292,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,372	
LAND:1:1: ADJ;4 PART OF AC IS A 20 FT LANE-.30 AC			
XFOB:1:1: GUER ID#GDL CFL25825842 A & B - ON DEED &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050266	Mobile Home		07/02/2024
36818	M H	325	06/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/2541	4/13/2018	WD U		I	11	100
GRANTOR: DEBRA PARRISH EVANS						
GRANTEE: JOSEPH MATTHEW & CA						
1356/1447	3/23/2018	WD U		I	30	20,000
GRANTOR: DEBRA PARRISH EVANS						
GRANTEE: JOSEPH MATTHEW & CA						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0	UT		600.00	50	2010	2010	3	50	300	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	800	
5	0070	CARPORT UF	0	100	0	0	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
6	0070	CARPORT UF	0	100	0	0	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
TOTALS													13,900			

BUILDING NOTES			
238 NW PARRISH CT, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=17,13] E76 S30 W76 N30 \$			

LAND DESCRIPTION										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.99	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,890							