COMM AT NW COR OF NW1/4 OF THE
NE1/4 THEN RUN S ALONG W LINE
1005.34 FT, E 757.53 FT FOR

PRIEST THOMAS J/PRIEST AMANDA J
317 NW PARRISH COURT
LAKE CITY, FL 32055

2027

20-2S-17-04738-010

BUILDING CHARACTERISTICS

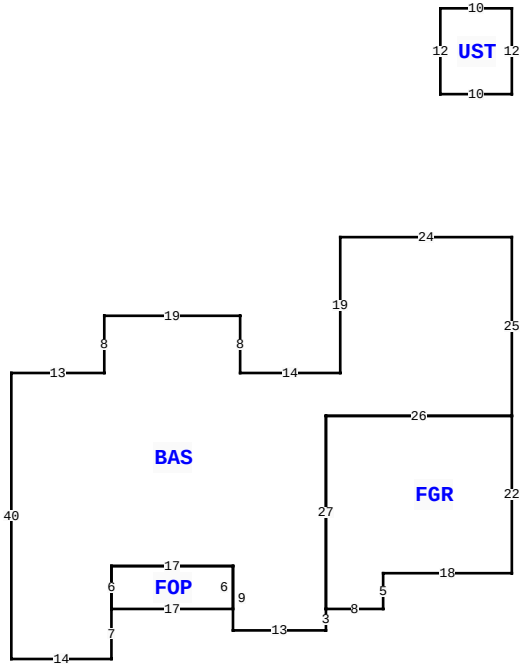
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20217.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,251	100		2,251	246,822
FGR	612	55		337	36,952
FOP	102	30		31	3,399
UST	120	45		54	5,921
TOTALS	3,085			2,673	293,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,673	123.0633	135.37	361,844	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2251 HX Base Yr 2007



317 NW PARRISH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		293,094
TOTAL MARKET OB/XF VALUE		5,955
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		310,407
SOH/AGL Deduction		90,812
ASSESSED VALUE		219,595
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,184
TOTAL JUST VALUE		355,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23736	SFR	682	10/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/1073	8/02/2005	WD	Q	V	03	100

GRANTOR: WALTERS

GRANTEE: PRIEST

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S19 W14 N8 W19 S8 W13 S40 E14 N7 FOP= E17 N6 W17 S6$ N6 E17 S9 E13 N3 FGR= E8 N5 E18 N22 W26 S27$ N27 E26 N25$ PTR= N20 UST= N12 W10 S12 E10$ S20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	822.00	UT	2.50	2.50	100	2006	2006	3	100	2,055	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 5,955

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0			0.00	0.00	5.30	AC		1.00	1.00	1.00	445.00	445.00	2,358							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	5.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	47,700							

REVIEW DATE 08/04/2015 BY DF Total Acres: 6.30 Total Land Value: 11,358 Market: 47,700 Agricultural: 2,358 Common: 9,000 PRINTED 11/17/2026 BY SYS