SE1/4 OF NW1/4.
(JOINS RE#04738-003).WD 1217-1928, CORR WD 1344-937,

PARRISH THOMAS M SR/PARRISH JOAN S
490 NW PARRISH CT
LAKE CITY, FL 32055

2027

20-2S-17-04743-000

BUILDING CHARACTERISTICS

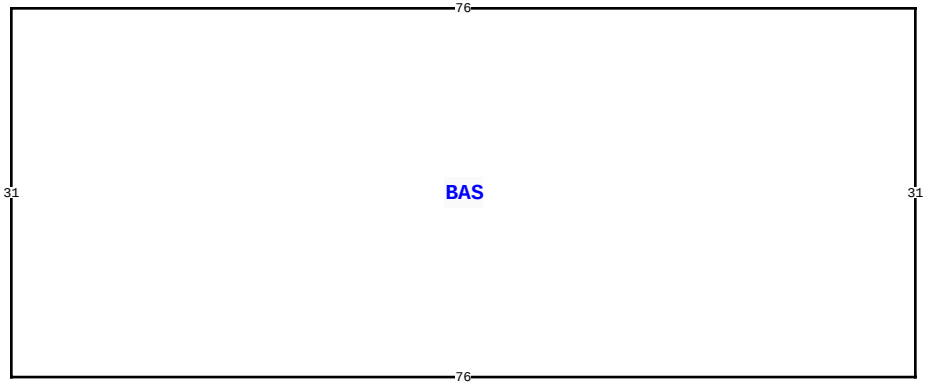
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
TOTALS	2,356			2,356	64,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	113.9000	68.34	161,009	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 2356 HX Base Yr



490 NW PARRISH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		64,404
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		85,558
SOH/AGL Deduction		21,953
ASSESSED VALUE		63,605
TOTAL EXEMPTION VALUE	HX HB SX	63,605
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		231,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13645	M H	125	02/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0937	7/01/2011	WD	U	I	14	0
GRANTOR: THOMAS M PARRISH SR (						
GRANTEE: DEBRA PARRISH EVANS						
0559/0521	3/01/1985	WD	Q	I	01	40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	200	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	281.00	281.00	9,554							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,000							

REVIEW DATE 08/04/2015 BY DF Total Acres: 40.00 Total Land Value: 13,754 Market: 156,000 Agricultural: 9,754 Common: 4,000 PRINTED 11/17/2026 BY SYS