W1/2 OF NW1/4 EX THE S 440 FT
OF S1/2 OF W1/2 OF NW1/4 AS
DESC ORB 824-1775 & EX 5 AC

PARRISH CYNTHIA L LIVING TRUST/PARRISH ALEXI M
2611 SE 27TH ST
OCALA, FL 34471-6294

2027

22-7S-16-04286-000

BUILDING CHARACTERISTICS

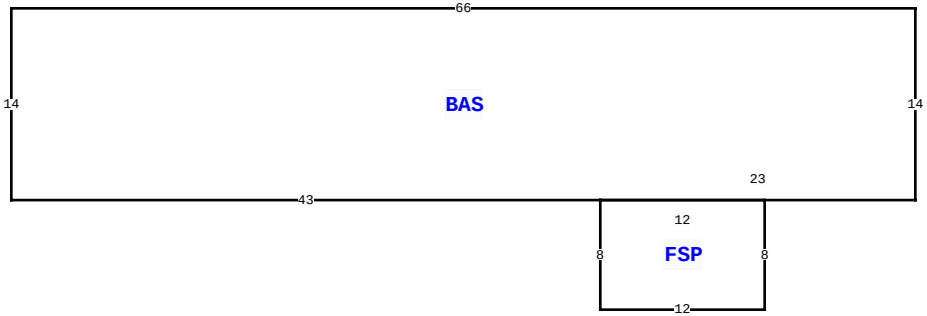
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,158
FSP	96	40		38	829
TOTALS	1,020			962	20,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	962	90.9000	54.54	52,467	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



470 SW GRANDPA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/13/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	20,987
TOTAL MARKET OB/XF VALUE	21,400
TOTAL LAND VALUE - MARKET	344,685
TOTAL MARKET VALUE	70,154
SOH/AGL Deduction	9,423
ASSESSED VALUE	60,731
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,731
TOTAL JUST VALUE	387,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,072

XFOB:2:1: WEST MH

LAND:1:1: OWNS 4266-000 TOTAL 149.90 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054330	Roof Replacement	12,800	10/27/2025
18722	M H	125	09/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2057	6/19/2020	WD	U	I	30	0
GRANTOR: CYNTHIA L PARRISH (AS						
GRANTEE: CYNTHIA L PARRISH T						
1414/2054	6/19/2020	WD	U	I	11	100
GRANTOR: MABLE M TURNER						
GRANTEE: CYNTHIA L PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E43 FSP= S8 E12N8 W12$ E23 N14$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 21,400

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	59.67	AC		1.00	1.00	1.00	281.00	281.00	16,767							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.67	AC		1.00	1.00	1.00	5,500.00	5,500.00	333,685							
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
4	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 61.67 Total Land Value: 27,767 Market: 333,685 Agricultural: 16,767 Common: 11,000 PRINTED 11/17/2026 BY SYS