LOT 1 WESTER WOODS PHASE 1.

WD 1033-1385, WD 1059-1944.

PARKER GREGORY L/PARKER MARY W THOMAS
122 SW BELLADONNA DR
LAKE CITY, FL 32024

2027

30-4S-17-08898-101

BUILDING CHARACTERISTICS

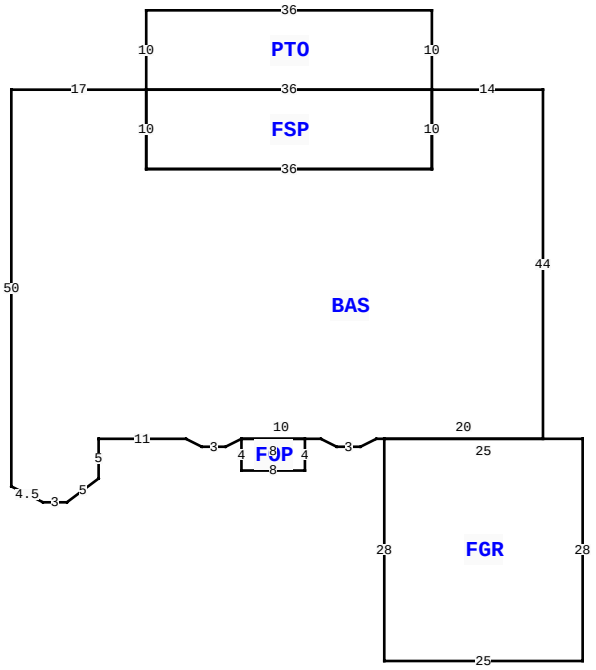
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100		2,676	262,875
FGR	700	55		385	37,821
FOP	32	30		10	982
FSP	360	40		144	14,146
PTO	360	5		18	1,769
TOTALS	4,128			3,233	317,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,233	114.2757	125.70	406,388	2006	2006	0	0	0	21.85	78.15

1 SINGLE FAM 100% - 2007 Heated Area: 2676 HX Base Yr 2007



122 SW BELLADONNA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	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	636.00	UT	2.50	2.50	100	2006	2006	3	100	1,590	
3	0060	CARPORT F	0	100	20	30	600.00	UT	3.50	3.50	100	2017	2017	3	100	2,100	
4	0166	CONC,PAVMT	0	100	0	0	1,240.00	UT	2.00	2.00	100	2017	2017	3	100	2,480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	317,592
TOTAL MARKET OB/XF VALUE	8,170
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	360,762
SOH/AGL Deduction	103,444
ASSESSED VALUE	257,318
TOTAL EXEMPTION VALUE	13 HX HB 257,318
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	360,762
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	366,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052563	Roof Replacement	28,500	03/12/2025
23776	SFR	817	10/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1059/1944	9/23/2005	WD	U	V	08	35,000
GRANTOR: OTIS P JR & LORRAINE						
GRANTEE: GREGORY L PARKER &						
1033/1385	12/17/2004	WD	Q	V		26,900
GRANTOR: PAUL BRYAN						
GRANTEE: OTIS P JR & LORRAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N10 W36 S10 E36$ FSP= W36 S10 E36 N10$ S10 W36 N10 W17 S50 D2 R4 E3 R4 U3 N5 E11 D1 R2 E3 R2 U1 FOP= S4 E8 N4 W8 $ E10 D1 R2 E3 R2 U1 E1 FGR= S28 E25 N28 W25$ E20 N44$.

LAND DESCRIPTION

TOTAL OB/XF 8,170

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.15 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS