

THE N 12.20 AC OF THE FOLLOWING  
 SE1/4 OF NW1/4, EX THE WEST APPR  
 THEREOF (TO EXISTING FENCE LINE)

FRISINA WARD A/FRISINA SCARLET PARNELL  
 607 SW MARKHAM ST  
 LAKE CITY, FL 32038

**2026**

30-5S-17-09458-006  


| BUILDING CHARACTERISTICS |          |              |                      |     |     |          |       |       |             | MARKET ADJUSTMENTS |       |             |             |                |                |                |            |                             |       | COLUMBIA COUNTY PROPERTY  |           |                   |             |        |        |                 |       |  |  |  |  |
|--------------------------|----------|--------------|----------------------|-----|-----|----------|-------|-------|-------------|--------------------|-------|-------------|-------------|----------------|----------------|----------------|------------|-----------------------------|-------|---|-----------|-------------------|-------------|--------|--------|-----------------|-------|--|--|--|--|
| ELEMENT                  | CD       | CONSTRUCTION |                      |     |     |          |       |       |             | TYPE               | MDL   | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB        | ECON                        | FNCT  | NORM  | % COND    | VALUATION SUMMARY |             |        |        |                 |       |  |  |  |  |
|                          |          |              |                      |     |     |          |       |       |             |                    |       |             |             |                |                |                |            |                             |       | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 97,600<br>TOTAL MARKET VALUE 3,416<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 3,416<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 3,416<br>TOTAL JUST VALUE 97,600<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 73,200 |           |                   |             |        |        |                 |       |  |  |  |  |
|                          |          |              |                      |     |     |          |       |       |             |                    |       |             |             |                |                |                |            |                             |       | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>1493/1827 6/15/2023 WD U V 30 0<br>GRANTOR: PARNELL WANDA E MARKH<br>GRANTEE: FRISINA WARD A  |           |                   |             |        |        |                 |       |  |  |  |  |
|                          |          |              |                      |     |     |          |       |       |             |                    |       |             |             |                |                |                |            |                             |       | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>05/07/2026 MLU   |           |                   |             |        |        |                 |       |  |  |  |  |
| EXTRA FEATURES           |          |              |                      |     |     |          |       |       |             | L                  | OB/XF | 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 |  |  |  |  |
|                          |          |              |                      |     |     |          |       |       |             |                    |       |             |             |                |                |                |            |                             |       | BUILDING NOTES<br>BUILDING DIMENSIONS   |           |                   |             |        |        |                 |       |  |  |  |  |
| LAND DESCRIPTION         |          |              |                      |     |     |          |       |       |             | TOTAL OB/XF        |       |             |             |                |                |                |            |                             |       | 0   |           |                   |             |        |        |                 |       |  |  |  |  |
| L N                      | USE CODE | CLS          | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE          | D T   | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE     | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR  | DENSITY   | DECL      | FRZ               | YR          | CONSRV |        |                 |       |  |  |  |  |
| 1                        | 6200     | A            | PASTURE 3            | 0   |     |          | 0.00  | 0.00  | 12.20       | AC                 |       | 1.00        | 1.00        | 1.00           | 280.00         | 280.00         | 3,416      |                             |       |   |           |                   |             |        |        |                 |       |  |  |  |  |
| 2                        | 9910     | M            | MKT.VAL.AG           | 0   |     |          | 0.00  | 0.00  | 12.20       | AC                 |       | 1.00        | 1.00        | 1.00           | 8,000.00       | 8,000.00       | 97,600     |                             |       |   |           |                   |             |        |        |                 |       |  |  |  |  |