

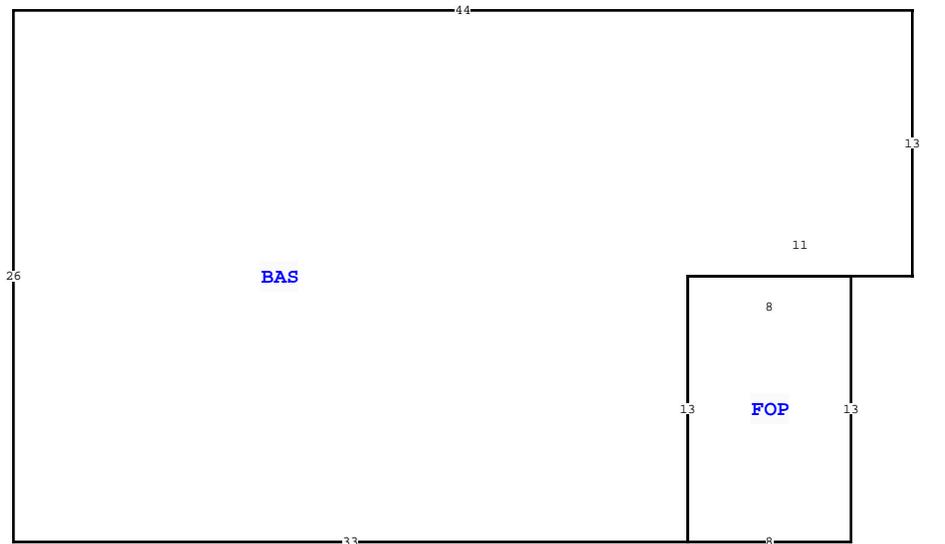
COMM SW COR OF SE1/4 OF SW1/4, R
 POB, RUN N 342.01 FT, E 572.27 F
 W 172.97 FT, N 550.39 FT, W 420

PARRISH WILLIAM J/PARRISH KRISTINE
 2107 SE HIGH FALLS RD
 LAKE CITY, FL 32025-2588

2026

31-4S-18-10519-234


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,001	100	
FOP	104	35	
TOTALS	1,105		1,037 91,046

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	- 0	Heated Area: 1001				HX Base Yr				
													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/28/2025	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	262,315			
TOTAL MARKET OB/XF VALUE	14,400			
TOTAL LAND VALUE - MARKET	25,320			
TOTAL MARKET VALUE	302,035			
SOH/AGL Deduction	41,824			
ASSESSED VALUE	260,211			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	260,211			
TOTAL JUST VALUE	302,035			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	310,231			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34557	M H	751	10/17/2016
32358	DEMOLISH	0	10/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1288/1269	1/29/2015	WD U		I	12	16,900
GRANTOR: WELLS FARGO						
GRANTEE: WILLIAM J & KRISTIN						
1279/1083	7/30/2014	CT U		I	18	100
GRANTOR: CLERK OF COURT (WARD						
GRANTEE: WELLS FARGO FINANCI						

EXTRA FEATURES																
L N	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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	3,200	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
5	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	6.33	AC		1.00	1.00	0.80	5,000.00	4,000.00	25,320							

BUILDING NOTES													
BAS= W44 S26 E33 FOP= E8 N13 W8 S13\$ N13 E11 N13\$.													

BUILDING DIMENSIONS													
BAS= W44 S26 E33 FOP= E8 N13 W8 S13\$ N13 E11 N13\$.													

