

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

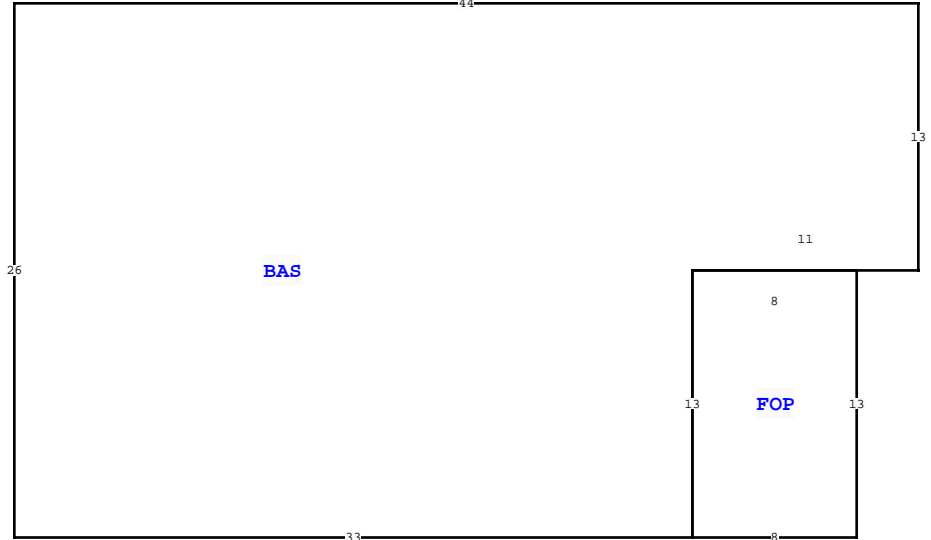
PARRISH WILLIAM J/PARRISH KRISTINE
 2107 SE HIGH FALLS RD
 LAKE CITY, FL 32025-2588

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 |
| Architctual 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% | - 2026 | Heated Area: 1001 | | HX Base Yr 2026 | | | | | | |



| 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 | 0 | | | |
| ASSESSED VALUE | 302,035 | | | |
| TOTAL EXEMPTION VALUE | HA HAB | 51,411 | | |
| BASE TAXABLE VALUE | 250,624 | | | |
| 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 | I | 12 | 16,900 |
| GRANTOR: WELLS FARGO | | | | | | |
| GRANTEE: WILLIAM J & KRISTIN | | | | | | |
| 1279/1083 | 7/30/2014 | CT U | I | 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 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 3,200 | |
| 2 | 0080 | DECKING | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 400 | |
| 3 | 9945 | Well/Sept | 0 | 50 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 50 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 800 | |
| 5 | 9947 | Septic | 0 | 50 | 0 | 0 | 1.00 | UT | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 14,400 | | | |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|--|--------|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | |
| | | | 04/28/2025 | | | MLU | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

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

| 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 | 50 | | | 0.00 | 0.00 | 6.33 | AC | | 1.00 | 1.00 | 0.80 | 5,000.00 | 4,000.00 | 25,320 | | | | | | | |

