

THE E 470 FT OF S1/2 OF NE1/4 OF
COMM NE COR OF NE1/4 OF SE1/4, R
FOR POB, RUN S 660 FT, W 140 FT,

PARKER TRAVIS B/DOUGLASS ALLISON LYNN
266 SE MARROW CT
LAKE CITY, FL 32025

2026

32-4S-18-10527-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	MINIMUM 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
02	WALL BD/WD 100				
14	CARPET 70				
06	VINYL ASB 30				
01	NONE 100				
02	CONVECTION 100				
01	3 100				
01	1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
01	0 100				
01	01 100				
01	01 100				
01 01					
0100	SINGLE FAMILY				
			04		
		1418.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	930	100		930	16,193
UCP	360	20		72	1,254
UOP	144	20		29	505
UOP	162	20		32	557
TOTALS	1,596			1,063	18,509

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,063	38.8620	43.53	46,272	1900	1900	0	0	25	35.00	40.00
1 SINGLE FAM 0% - 2026 Heated Area: 930 HX Base Yr												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	18,509		
TOTAL MARKET OB/XF VALUE	250		
TOTAL LAND VALUE - MARKET	36,000		
TOTAL MARKET VALUE	54,759		
SOH/AGL Deduction	0		
ASSESSED VALUE	54,759		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	54,759		
TOTAL JUST VALUE	54,759		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	54,759		
LAND:2:1: CYPRESS POND LOW & WET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/288	9/28/2025	LE	U	I	14	100
GRANTOR: PARKER TRAVIS B (ENH)						
GRANTEE: JOHNSON CASSIDY KAY						
1548/642	8/27/2025	WD	U	I	11	100
GRANTOR: DOUGLASS CARRIE ANN						
GRANTEE: PARKER TRAVIS B						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

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	0100	C	SFR	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	31,500							
2	0000	C	VAC RES	0		00	0.00	0.00	2.00	AC		1.00	1.00	0.50	4,500.00	2,250.00	4,500							

BUILDING NOTES											
BAS= W28 UOP= W8 S18 E8 N18\$30 UOP= S9 E18 N9 W18\$ E18 S9 E10 UCP= E18 N20 W18 S20\$ N39\$.											

BUILDING DIMENSIONS											
BAS= W28 UOP= W8 S18 E8 N18\$30 UOP= S9 E18 N9 W18\$ E18 S9 E10 UCP= E18 N20 W18 S20\$ N39\$.											