

LOT 7 EASTSIDE VILLAGE UNIT 4.
808-1670,1678, 859-670, DC 1232-

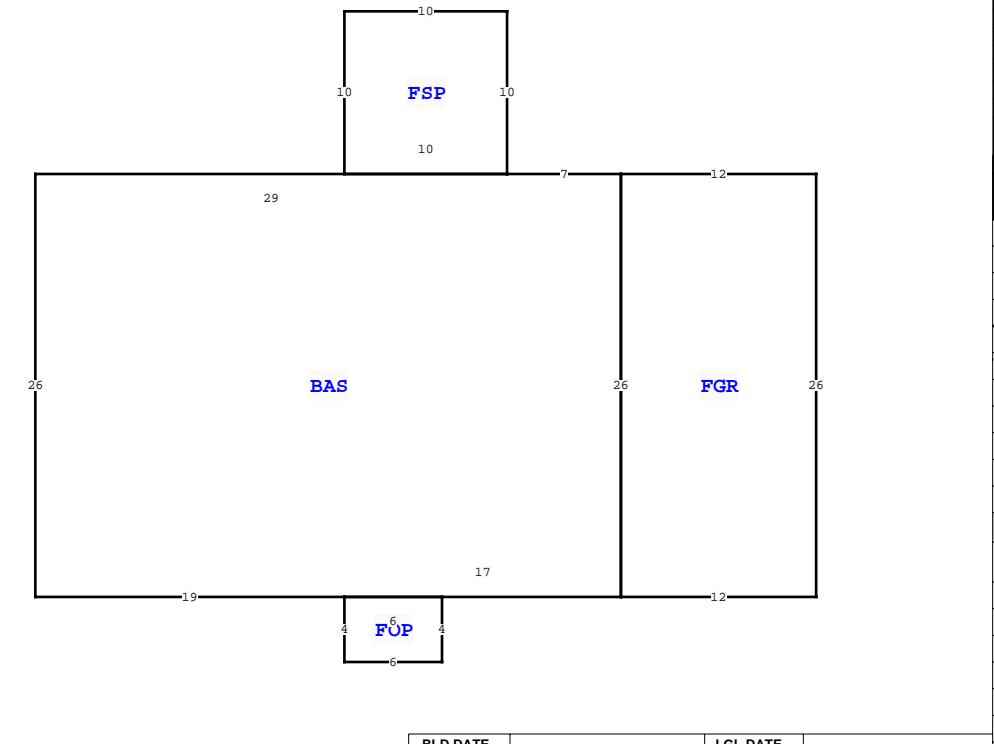
PARRISH LENA DIANE
251 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-407

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,155	115.8000	129.70	149,804	1998	2015	0	0	12.25	87.75



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	106,528
FGR	312	55		172	19,575
FOP	24	30		7	797
FSP	100	40		40	4,552
TOTALS	1,372			1,155	131,453

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,453
TOTAL MARKET OB/XF VALUE		1,564
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		155,517
SOH/AGL Deduction		0
ASSESSED VALUE		155,517
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,106
TOTAL JUST VALUE		155,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042060	Roof Replacement	5,000	06/02/2021
31129	MAINT/ALTR	25	06/11/2013
13659	SFR	170	02/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/855	2/26/2024	WD Q	Q	I	01	190,000

GRANTOR: GRIFFIN MAUREEN L
GRANTEE: PARRISH LENA DIANE
1488/513 4/06/2023 LE U I 14 100
GRANTOR:
GRANTEE:

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	0166	CONC,PAVMT	0	100	0	376.00	UT	1.50	1.50	100	1998	1998	3	100	564	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

EXTRA FEATURES		251 SE TRISTIN LN, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/21/2023

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 FSP= N10 W10 S10 E10\$ W29 S26 E19 FOP= S4 E6 N4 W6\$ E17 FGR= E12 N26 W12 S26\$ N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,564																						
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							