

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

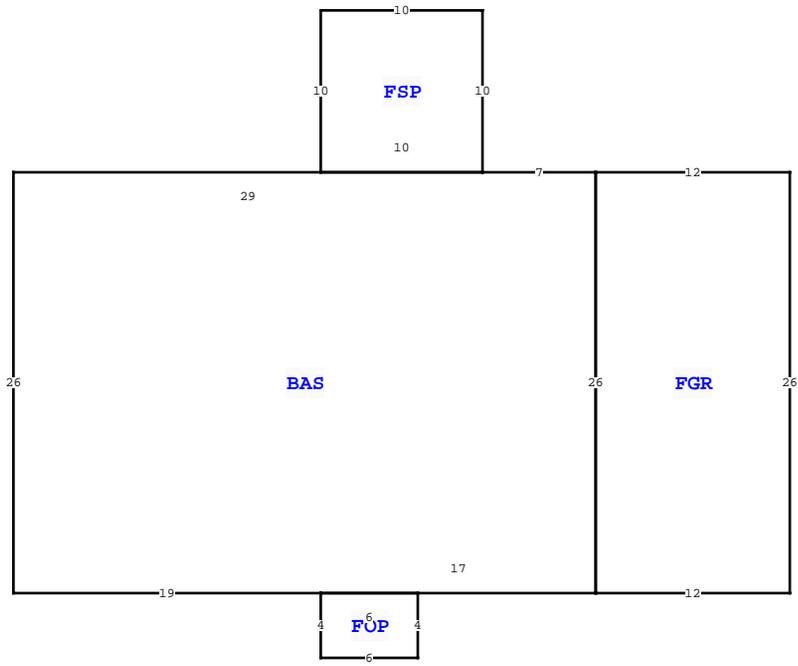
PARRISH LENA DIANE
251 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-407
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	936	100	
FGR	312	55	
FOP	24	30	
FSP	100	40	
TOTALS	1,372		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 936						HX Base Yr 2025					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
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	I	01	190,000

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

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

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

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	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							