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

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

2027

34-3S-17-07018-407

BUILDING CHARACTERISTICS

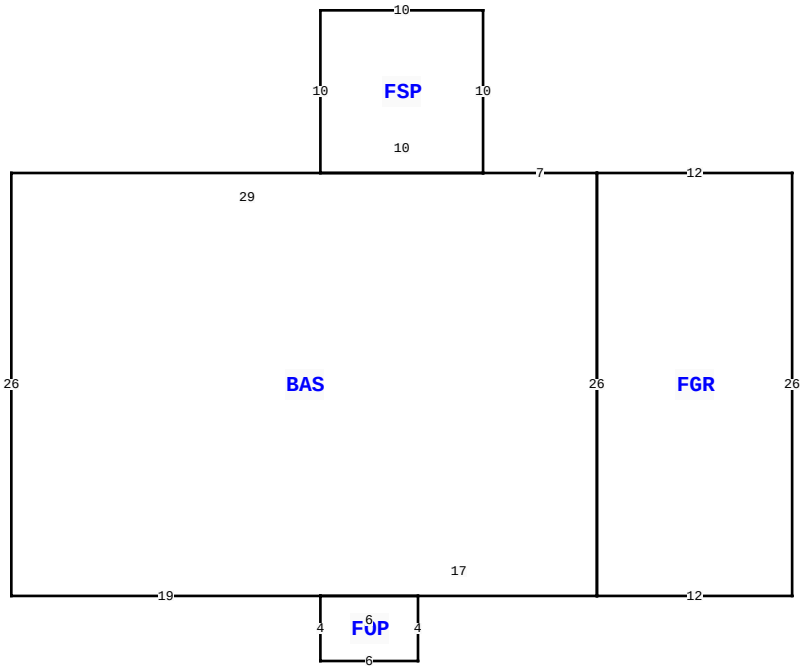
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100		936	104,623
FGR	312	55		172	19,225
FOP	24	30		7	783
FSP	100	40		40	4,471
TOTALS	1,372			1,155	129,101

MARKET ADJUSTMENTS

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	127.38	147,124	1998	2015	0	0	0	12.25	87.75

1 SINGLE FAM 100% - 2025 Heated Area: 936 HX Base Yr 2025



251 SE TRISTIN LN, LAKE CITY

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

EXTRA FEATURES

LN	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	1.50	100	1998	1998	3	100	564	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,101
TOTAL MARKET OB/XF VALUE		1,564
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		153,165
SOH/AGL Deduction		0
ASSESSED VALUE		153,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,754
TOTAL JUST VALUE		153,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,517

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:						

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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/05/2024 BY TP Total Acres: 0.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS