COMM NE COR OF NW1/4 OF NW1/4, RUN S 40.39 FT TO S R/W KING RD, RUN W ALONG R/W 659.04 FT

PARRISH LARRY J JR
2688 SW KING ST
LAKE CITY, FL 32024

2027

34-4S-16-03272-006

BUILDING CHARACTERISTICS

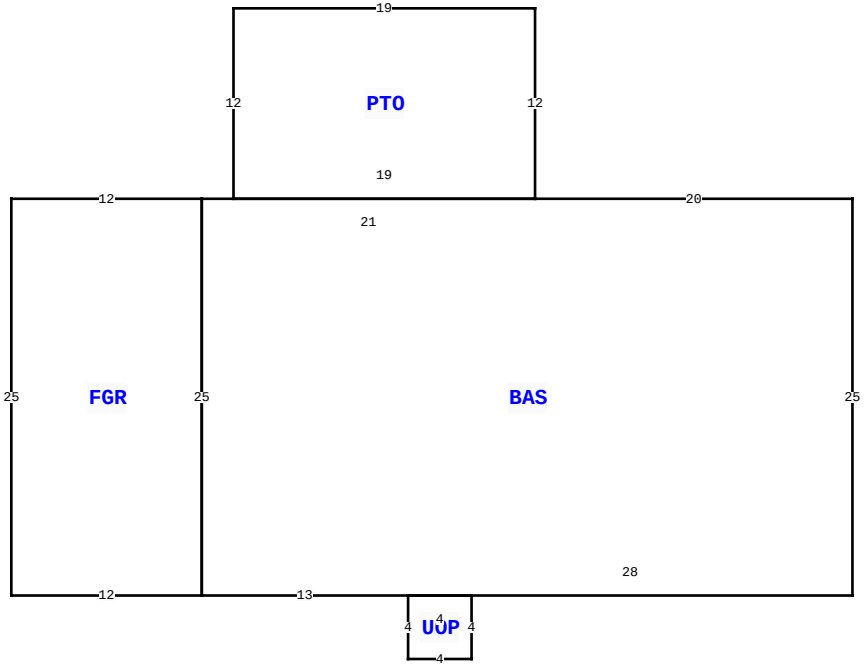
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 01
NEIGHBORHOOD/LOC	34416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	88,058
FGR	300	55		165	14,175
PTO	228	5		11	945
UOP	16	20		3	258
TOTALS	1,569			1,204	103,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	120.1560	132.17	159,133	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022



2688 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	54	9	486.00	UT	1.40	1.40	100	0	0	3	100	680	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	90.00	UT	7.50	7.50	100	2007	2007	3	100	675	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,436
TOTAL MARKET OB/XF VALUE		1,555
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		125,691
SOH/AGL Deduction		10,825
ASSESSED VALUE		114,866
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,455
TOTAL JUST VALUE		125,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/1192	7/09/2014	WD	Q	I	01	75,000
GRANTOR: NUVIEW IRA INC F/K/A						
GRANTEE: LARRY J PARRISH JR						
1224/0090	10/26/2011	WD	U	I	12	44,500
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: ENTRUST ADMINISTRAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N12 W19 S12 E19$ W21 FGR= W12 S25 E12 N25$ S25 E13 UOP= S4 E4 N4 W4$ E28 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,555

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.90	23,000.00	20,700.00	20,700							

REVIEW DATE 07/25/2019 BY BC Total Acres: 1.00 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/17/2026 BY SYS