

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

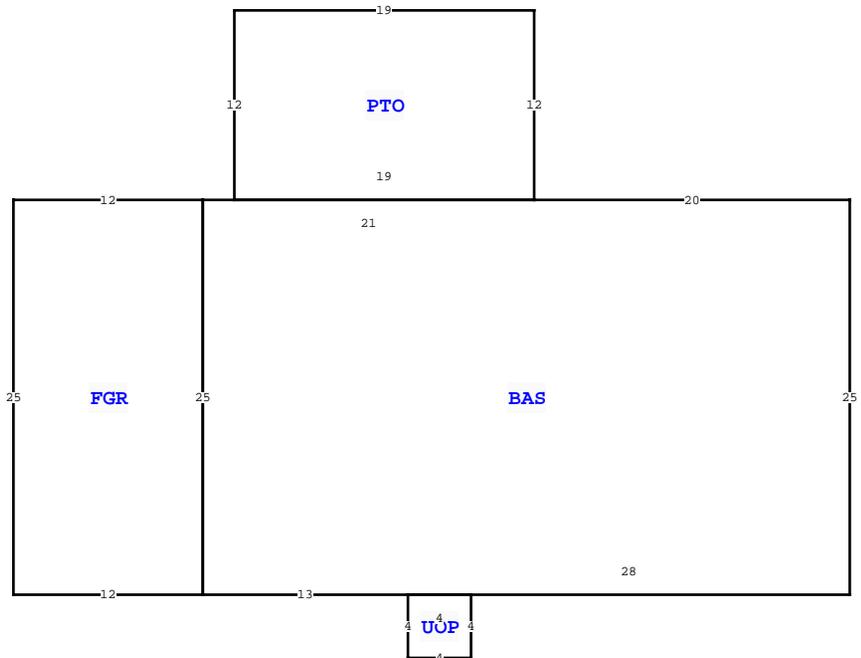
PARRISH LARRY J JR  
 2688 SW KING ST  
 LAKE CITY, FL 32024

**2026**

34-4S-16-03272-006  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

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	134.57	162,022	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022													



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	89,657
FGR	300	55		165	14,433
PTO	228	5		11	962
UOP	16	20		3	263
<b>TOTALS</b>	<b>1,569</b>			<b>1,204</b>	<b>105,314</b>

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				105,314	
TOTAL MARKET OB/XF VALUE				1,555	
TOTAL LAND VALUE - MARKET				18,000	
TOTAL MARKET VALUE				124,869	
SOH/AGL Deduction				13,349	
ASSESSED VALUE				111,520	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				60,109	
TOTAL JUST VALUE				124,869	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				125,112	

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						

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	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	

TOTAL OB/XF														1,555										
LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

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\$.													